

\$1,860,000 - 6603 13th, Brooklyn

MLS® #496590

\$1,860,000

0 Bedroom, 0.00 Bathroom, 4,200 sqft

Mixed Use / Store & Family

N/A, Brooklyn, New York

Introducing 6603 13th Avenue, Dyker Heights
â€” Prime Mixed-Use Property

Excellent investment opportunity in the heart of Dyker Heights. This well-maintained mixed-use building features 5 residential units and 1 commercial storefront, offering strong income and long-term stability.

The residential units include two 2-bedroom/1-bath apartments and three 1-bedroom/1-bath apartments, generating a gross annual income of approximately \$146,000.

Recent upgrades include a new roof, new boiler, and new intercom system, ensuring low maintenance and operational efficiency. Building measures 20 ft x 70 ft on a 20 ft x 80 ft lot.

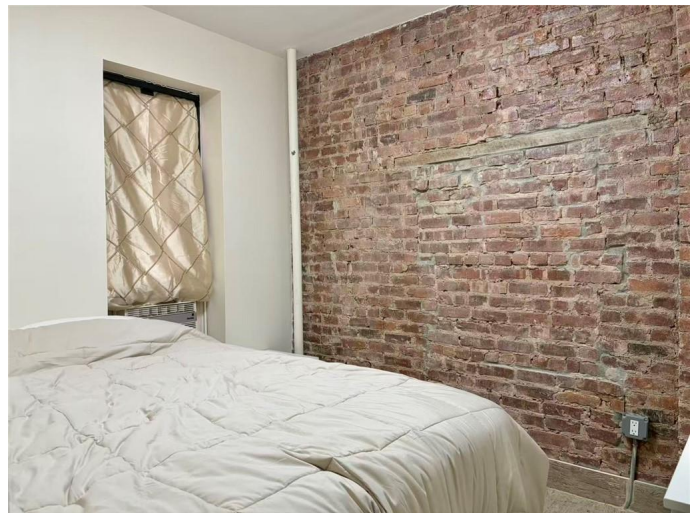
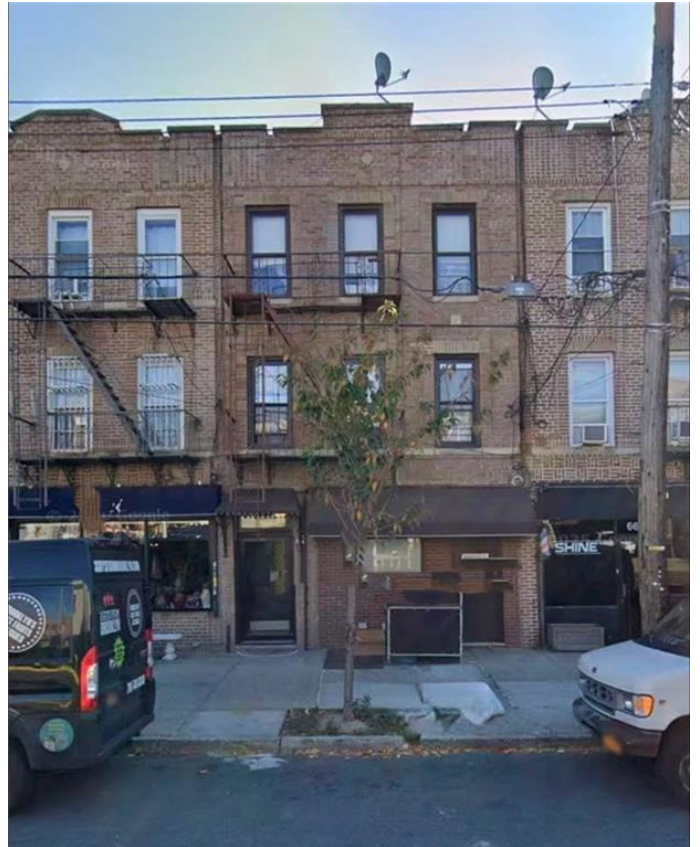
Ideal for investors seeking a turnkey property in a high-demand Brooklyn neighborhood with excellent visibility, strong foot traffic, and easy access to shopping, transportation, and local amenities.

Built in 1931

Essential Information

MLS® # 496590

Price \$1,860,000



Bathrooms	0.00
Square Footage	4,200
Year Built	1931
Type	Mixed Use / Store & Family
Sub-Type	Mixed Use
Status	Active

Community Information

Address	6603 13th
Area	Bensonhurst
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11219

Interior

Interior	Tile, Other
Interior Features	Other
Heating	Hot Water
# of Stories	3
Has Basement	Yes
Basement	Full

Exterior

Exterior	Other
Exterior Features	Other
Roof	Flat
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Days on Market	1
Zoning	R6B
Tax	\$15,415

Listing courtesy of Tiger Realty

be interested in purchasing. Information is deemed reliable but is not guaranteed accurate by the MLS or [INSERT BROKER NAME].Data last updated: October 24th, 2025 at 2:30am EDT