

\$1,250,000 - 296 Legion, Brooklyn

MLS® #496652

\$1,250,000

0 Bedroom, 0.00 Bathroom, 2,800 sqft

Mixed Use / Store & Family

N/A, Brooklyn, New York

Prime opportunity for investors to acquire a semi-attached corner mixed-use property located in the heart of Brownsville, Brooklyn.

The building features:

- One ground-floor commercial unit, currently leased to a barbershop

- Three residential apartments • two 2-bedroom units and one 3-bedroom unit, all fully occupied

- Rear garage generating \$700/month in additional income

The property produces a gross annual income of approximately \$127,020, offering consistent cash flow and strong upside potential through future rent increases.

Situated on a visible corner with excellent foot and vehicle traffic, near shopping, schools, and public transportation. This property represents a turnkey, income-producing asset ideal for investors seeking stable returns and long-term appreciation in an emerging Brooklyn neighborhood.

Built in 1930

Essential Information

MLS® #	496652
Price	\$1,250,000
Bathrooms	0.00
Square Footage	2,800



Year Built	1930
Type	Mixed Use / Store & Family
Sub-Type	Mixed Use
Status	Active

Community Information

Address	296 Legion
Area	Brownsville
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11212

Interior

Interior	Hardwood, Laminate, Tile
Interior Features	Intercom
Heating	Steam/Radiator
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Stucco
Exterior Features	Doors - 10 ft and under
Roof	Asphalt/Tar
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Zoning	R6
Tax	\$3,800

Listing courtesy of RE/MAX Edge



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