\$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 â€" 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.

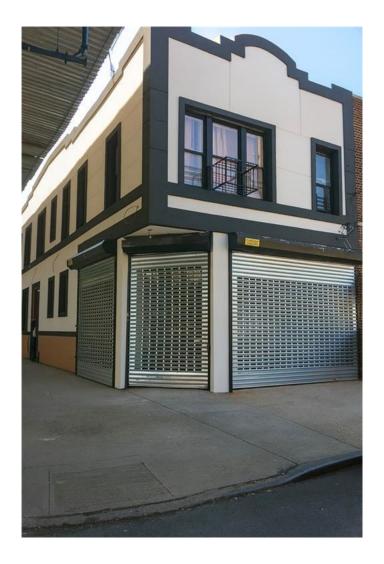
Built in 1930

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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