

\$1,975,000 - 1605 Forest, Brooklyn

MLS® #496653

\$1,975,000

0 Bedroom, 0.00 Bathroom, 3,604 sqft
Commercial

N/A, Brooklyn, New York

This two (2) story building is well maintained and Leased to quality tenants.

Easy to manage and is for sure a 1031 Exchange candidate.

One important feature is the large neatly paved parking lot.

As you can see from the photo's, it is in front of the building and offers plenty of space for the tenants' customers.

We have approx. 18 parking spots !!!

There is a Net Operating income of approximately \$103,000

Located on an extremely Busy area of Forest avenue with plenty of exposure to vehicular traffic.

The area is surrounded by National Tenants - and the Landlord never had a vacancy at this site !

It is located in a great commercial area.

This building is in excellent condition and only three blocks away from the expressway.

Size: This 3700 square-foot building was built 30 years ago with cinder block and steel with three phase electric.

First floor: approx. 2,200 sq. ft. Beautiful Salon - has 5 bathrooms - Tenant paying \$8,091.00 per month (July 2026 goes to \$8,243.00) plus 100% of the water bill , 2% annual increases.

Second floor: approx. 1,600 R E office & salon sharing space - tenants paying \$3500 per month with 3% annual increases



We will provide a copy of leases if there is serious interest.

Essential Information

MLS® #	496653
Price	\$1,975,000
Bathrooms	0.00
Square Footage	3,604
Type	Commercial
Sub-Type	Commercial
Status	Active

Community Information

Address	1605 Forest
Area	Port Richmond
Subdivision	N/A
City	Brooklyn
County	Staten Island
State	New York
Zip Code	10302

Interior

Interior Features	Intercom
Basement	None

Exterior

Exterior Features	Sign - Pole
Roof	Flat
Construction	Brick, Masonry, Steel
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	4
Zoning	C 2-1

Listing courtesy of MadisonEstates Sothebys Realty

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