

# \$1,750,000 - 3324 Tilden, Brooklyn

MLS® #496696

**\$1,750,000**

0 Bedroom, 0.00 Bathroom, 3,000 sqft

Mixed Use / Store & Family

N/A, Brooklyn, New York

Excellent opportunity for investors to own a semi-attached corner mixed-use property located in the East Flatbush section of Brooklyn. The building is in good condition and fully occupied, offering a stable and high-income investment.

Property features include:

- One commercial store on the ground floor
- Five residential apartments (all rented)
- Garage in the rear for additional income

The property produces a gross annual income of \$162,288 with gross expenses of \$19,898, offering a net income of approximately \$142,390.

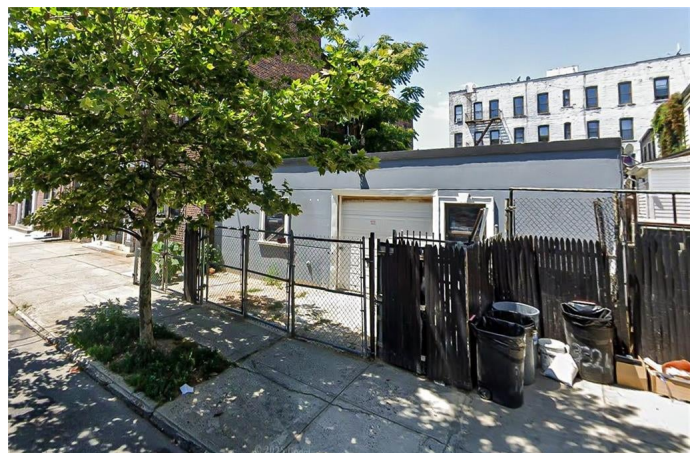
This results in a strong cap rate, making it an attractive investment for buyers seeking steady cash flow and long-term value growth.

Located on a visible corner with excellent foot and vehicle traffic, close to public transportation, schools, and shopping.

Built in 1931

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 496696      |
| Price          | \$1,750,000 |
| Bathrooms      | 0.00        |
| Square Footage | 3,000       |



|            |                            |
|------------|----------------------------|
| Year Built | 1931                       |
| Type       | Mixed Use / Store & Family |
| Sub-Type   | Mixed Use                  |
| Status     | Active                     |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3324 Tilden      |
| Area        | East Flatbush    |
| Subdivision | N/A              |
| City        | Brooklyn         |
| County      | Kings (Brooklyn) |
| State       | New York         |
| Zip Code    | 11203            |

### Interior

|                   |                |
|-------------------|----------------|
| Interior          | Hardwood, Tile |
| Interior Features | Window Display |
| Heating           | Steam/Radiator |
| # of Stories      | 3              |
| Has Basement      | Yes            |
| Basement          | Full           |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Stucco                  |
| Exterior Features | Doors - 10 ft and under |
| Roof              | Flat                    |
| Construction      | Wood Frame              |
| Foundation        | Poured Concrete         |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 17th, 2025 |
| Zoning      | R4                 |
| Tax         | \$8,158            |

Listing courtesy of RE/MAX Edge

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