

\$2,690,000 - 6901 4th, Brooklyn

MLS® #496955

\$2,690,000

0 Bedroom, 0.00 Bathroom, 1,920 sqft
Commercial

N/A, Brooklyn, New York

Location Location Location! Investors and developers come discover this gem in the prime golden location right by the R train in the corner of 4th Avenue and Bay Ridge Avenue with optimum exposure and convenience near shopping, dining and transportation! You can either enjoy promising and lucrative rental income or the potential to expand and build into a more profitable asset. R7B Zoning!!! According to nyc.gov (are similar to those of R6B districts but the higher floor area ratio(FAR) and height limit generally produce six-to seven-story apartment buildings rather than the rowhouses typical of R6B districts. The FAR is 3.0; the base height of a new building before setback must be between 40 and 65 feet before rising to a maximum building height of 75 feet.) All Info Not Guaranteed, Prospective Buyer Should Re-Verify All Info By Self and consult your architect! Don't miss this golden opportunity! Additional notes: current tenant's lease ends 5/31/2028, landlord pays property tax and insurance, tenant pays utilities.

Built in 1931

Essential Information

MLS® #	496955
Price	\$2,690,000
Bathrooms	0.00



Square Footage	1,920
Year Built	1931
Type	Commercial
Sub-Type	Commercial
Status	Active

Community Information

Address	6901 4th
Area	Bay Ridge
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11209

Interior

Interior Features	None
# of Stories	1
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	22, 102, 21, 97
Roof	Flat
Construction	Other
Foundation	Other

Additional Information

Date Listed	October 28th, 2025
Zoning	R7B
Tax	\$49,046

Listing courtesy of ProBase Real Estate