

\$1,688,000 - 74 Quentin, Brooklyn

MLS® #497078

\$1,688,000

0 Bedroom, 0.00 Bathroom, 2,880 sqft

Mixed Use / Store & Family

N/A, Brooklyn, New York

Introducing a rare mixed-use corner gem in the heart of Gravesend, Brooklyn — a solid three-story brick building offering a perfect blend of residential comfort and commercial opportunity. Zoned R7A and C2-3, this versatile property is ideal for investors or end-users seeking both stability and future growth potential.

The ground level features three storefronts with strong visibility and steady foot traffic along busy Kings Highway. Store #2 is currently vacant — ready for a new business or an owner's own venture — while Stores #1 and #3 have two years remaining on their leases, ensuring immediate income.

On the second floor, you'll find two spacious two-bedroom apartments, both delivered vacant, offering flexibility for rental income, live-in ownership, or renovation to suit your vision. The basement, recently updated and featuring a separate entrance, was previously used for storage and can easily be repurposed for additional income-generating or operational use.

A private driveway and detached one-car garage add exceptional convenience — an uncommon bonus in this busy part of Brooklyn. The property currently brings in a gross income of \$130,632, netting approximately \$92,043 per year, with a cap rate around 5.5 percent.



Located in one of South Brooklyn’s most vibrant corridors, surrounded by shops, restaurants, public transit, and community amenities, this property offers outstanding visibility and long-term potential. Whether you’re looking to expand your portfolio or secure a dependable income-producing asset, this building is a can’t-miss opportunity in a prime location that continues to thrive.

Essential Information

MLS® #	497078
Price	\$1,688,000
Bathrooms	0.00
Square Footage	2,880
Type	Mixed Use / Store & Family
Sub-Type	Mixed Use
Status	Active

Community Information

Address	74 Quentin
Area	Gravesend
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11223

Interior

Interior	Hardwood
Interior Features	Other
Heating	Hot Water
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior	Brick
Exterior Features	Other

Roof	Flat
Construction	Brick
Foundation	Block

Additional Information

Date Listed	November 3rd, 2025
Tax	\$28,234

Listing courtesy of Ashford Homes LLC

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