

# Mixed Use - Brooklyn, NY



**475 3Rd Avenue, Brooklyn, NY, 11215**

Offered at \$2,995,000

Rare chance to own a major income producing mixed-use property in the heart of the trending Red Hot Gowanus neighborhood. This 3 Unit Brick-Construction 2 Family plus 1 Commercial Store is an extra large 18' x 60' building size featuring 2 Bedrooms over 2 Bedrooms over Store with Backyard and Basement. No leases on Apartments, possible to deliver fully vacant including store. Perfect for End User and Investors alike in one of the most desirable and sought after downtown Brooklyn locations, close to all. This property boasts incredible potential for the next owner to sit back and collect handsome annual Rent Rolls in an increasingly appreciating market that Gowanus is renowned for. Just 1 block to the F/R/G trains at 9th St/4th Ave station, and a short distance to the top neighborhood amenities such as Whole Foods market, Four and Twenty Blackbirds, Pig Beach, Royal Palms, Loews, and countless other restaurants, bars, cafes and shops that make this area a vibrant and bustling attraction. Just Minutes from Barclays Center, Prospect Park, Park Slope and Carroll Gardens offer incredible variety and excellent school choices. Don't wait, Seller is highly motivated and ready to hear all offers!! Make this dream property your reality today!!

0 Bedrooms

0 Bathrooms

3,240 sqft

1,243 sq. ft. (lot size)

Built: Unknown year



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vip@assist2sell.com

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