

Mixed Use - Brooklyn, NY



518 86Th Street, Brooklyn, NY, 11209

Offered at \$3,499,995

Outstanding Investment Opportunity with high income and low real estate taxes. Great Candidate for 1031 Exchange! Situated on 86th Street in Bay Ridge, one of Brooklyn's busiest commercial corridors. Boasting an extremely high traffic location, this well-maintained mixed use 4 story building, plus full finished basement, under-went an extensive gut renovation in 1996 including water main, sewer line, electric & gas services and interior electrical & plumbing lines. Additional renovations include interior & exterior concrete work and completely new building façade. Retail space is vented, equipped with central air and underwent recent renovations (2019), making it especially well-suited for any type of food establishment but with the potential to be utilized for any retail purpose including medical or professional use. Commercial space includes 1,350 sq ft ground floor w/11' ceilings + 1,350 sq ft fully finished and tiled basement with clear 8' ceiling height, half bath, office space, floor drains, grease trap and hydraulic lift to ground floor - a total of 2,700 usable sq ft. This building offers an excellent opportunity for owner/user. The property also contains 'FREE MARKET' residential units. Agent has partnership interest in property.

0 Bedrooms

0 Bathrooms

4,950 sqft

1,600 sq. ft. (lot size)

Built: 1926



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