

# Mixed Use - Brooklyn, NY



## 7609 13Th Avenue, Brooklyn, NY, 11228

Offered at \$6,200,000

Attention Investors/Business Owners!!! We are offering these FOUR(4) Mixed-Use Buildings which consist of 4-Stores plus 6-Family right next to each other in a parcel located in the most sought-after Prime Neighborhood, Dyker Heights. It is conveniently located in the center of 13th Avenue Commercial block where the businesses nearby are offering ALL your daily needs. This parcel features 4 Brick Mixed-Use Buildings: 7609/7611 13th Ave are consisted of 1-store on the ground floor plus 2-family on the top floor for each building, 7613/7615 13th Ave are consisted of 1-store on the ground floor plus 1-family on the top floor for each building, total of 4 stores that are conjoined plus 6-family, stores are all vacant and have been extended all the way for maximize commercial spaces, full/finished basements with separate entrances for 4 buildings have been extended all the way as well, total building SF is about 11,940 sitting on 80x100' lot and overlay zoning with C1-3 and R5B. Owner's finance is possible. Won't Last!

0 Bedrooms

0 Bathrooms

11,940 sqft

0.18 acres (lot size)

Built: 1931



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vip@assist2sell.com

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