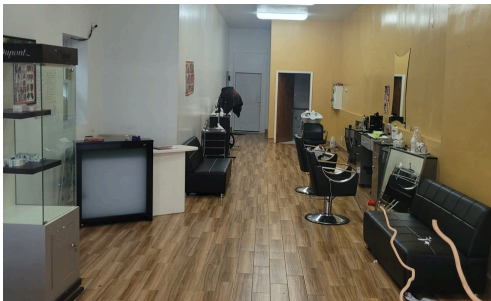




1773 Ocean Ave



Located in the heart of prime Midwood on high-visibility, high-traffic street, this mixed-use property presents an exceptional opportunity for both investors and end users. The street-level storefront offers outstanding flexibility and can accommodate a medical facility, retail shop, professional office, or boutique business, featuring two convenient entrances from both the front and side. Above, the second floor boasts a well-proportioned three-bedroom apartment with a full bathroom, while the finished basement includes a private entrance and a 3/4 bath, ideal for additional office space, storage, or supplemental use. The property is further enhanced by a shared driveway, detached garage, and the efficiency of two separate heating and hot water systems for each floor.

Asking Price: \$1,350,000

Floor 1: Storefront

Floor 2: 3 bdrm, 2 bath

Parking: Shared Drive

Lot Size: 20' x 110'

Lot Sq. Ft.: 2,181

Zoning: R5B

Building Size: 16' x 77'

Building Sq. Ft.: 2,126

Taxes: \$9,146/Yr

Shah Nawaz

Licensed R.E. Salesperson

📍 3048 Nostrand Ave

Brooklyn, NY 11229

📞 (929) 366-4332

📞 (718) 252-6060

✉️ shahfromc21@gmail.com

🌐 c21homefront.com

