

276 KINGS HIGHWAY

MIXED-USE INVESTMENT
OPPORTUNITY FOR SALE

ASKING PRICE: \$1,595,000



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OPPORTUNITY FOR SALE**

CONTACT

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PROPERTY OVERVIEW

Tahari Realty is pleased to exclusively present 276 Kings Highway, a mixed use investment opportunity located on one of Brooklyn's most established commercial corridors.

The property consists of one ground-floor restaurant and two free-market residential apartments, providing stable cash flow with future rental growth potential. Situated in the heart of Kings Highway, the property benefits from excellent visibility, consistent pedestrian traffic, and strong surrounding demographics.

This is an opportunity to acquire a well-located mixed-use asset with a simple management profile, strong in-place income, and no rent-stabilized residential units.

PROPERTY SNAPSHOT

Address: **276 Kings Highway, Brooklyn, NY**
Property Type: **Mixed-Use**
Configuration: **• Ground Floor Restaurant**
• Two Free-Market Residential Apartments
Asking Price: **\$1,595,000**

KEY FEATURES

- Mixed-use building consisting of 2 free-market residential apartments and 1 restaurant
- 100% free-market residential component
- Located on Kings Highway, one of Brooklyn's premier retail corridors
- Strong pedestrian and vehicular traffic
- Established restaurant tenancy providing stable income
- Opportunity for future rental growth within the residential units
- Excellent owner-user or investment opportunity
- Convenient access to public transportation and neighborhood amenities
- Ideal for private investors and 1031 exchange buyers

UNIT REFERENCE NUMBER	MONTHLY RENT	LEASE STARTING DATE	LEASE EXPIRE DATE
APT - 1	1,675.00	11/01/2023	10/31/2025
APT - 2	1,340.00	10/01/2024	9/30/2026
COM	6,437.36	12/01/2003	11/30/2030

ANNUAL EXPENSES

Real Estate Taxes	\$9,147.64
Insurance	\$8,190.00
Gas	\$382 - \$468 MONTHLY
Water	\$312 QUARTERLY

GROSS INCOME: \$113,428
EXPENSES: \$23,337.64
NOI: \$90,090.36

PERCENTAGE OF OCCUPIED UNITS

Total Occupied Units	3
Total Vacant Units	0
Total Units	3
Percentage Occupied	100%

ABOUT THE NEIGHBORHOOD

Kings Highway is one of South Brooklyn's most active commercial thoroughfares, serving a dense residential population and featuring a diverse mix of retail, restaurant, medical, and service-oriented businesses.

The corridor benefits from strong foot traffic, excellent transportation access, and a long history of stable commercial occupancy. The surrounding neighborhoods continue to experience strong residential demand, making Kings Highway a desirable location for both residents and businesses alike.

TRANSPORTATION

Transit/Subway	Walk	Distance
Kings Highway (N Line)	00 mins	0.1 mi
Bay Parkway (N Line)	10 mins	0.8 mi
Kings Highway (F Line)	11 mins	0.7 mi
Avenue U (N Line)	11 mins	0.7 mi
Avenue P	12 mins	0.9 mi
Commuter Rail	Drive	Distance
Nostrand Avenue Station	17 mins	7.0 mi
Grasmere	15 mins	7.4 mi
Clifton	16 mins	7.8 mi
Stapleton	18 mins	8.5 mi
Tompkinsville	20 mins	9.0 mi
Airport	Drive	Distance
LaGuardia	24 mins	11.8 mi
John F Kennedy International	20 mins	11.9 mi



 WALK SCORE
100%

 TRANSIT SCORE
100%

 BIKE SCORE
60%

*Loopnet.com

EXTERIOR



INTERIOR



APARTMENTS



276 KINGS HIGHWAY

FOR MORE DETAILS CONTACT

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