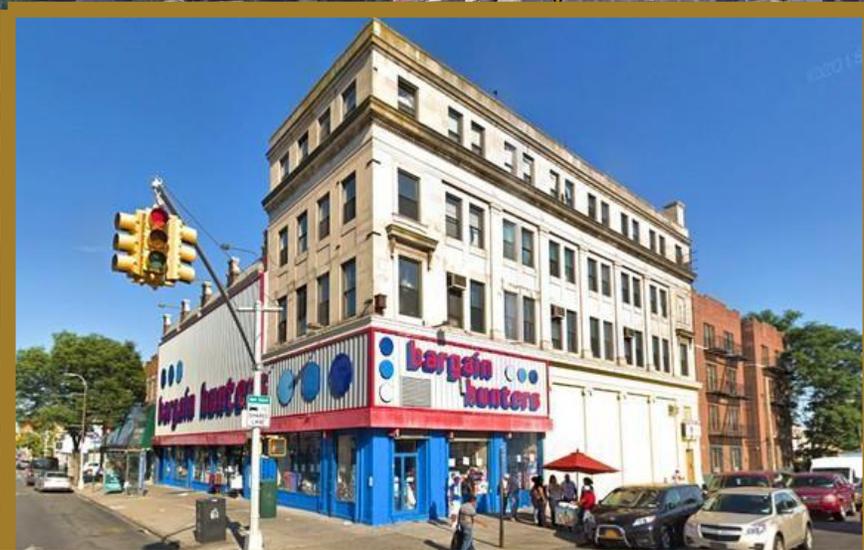
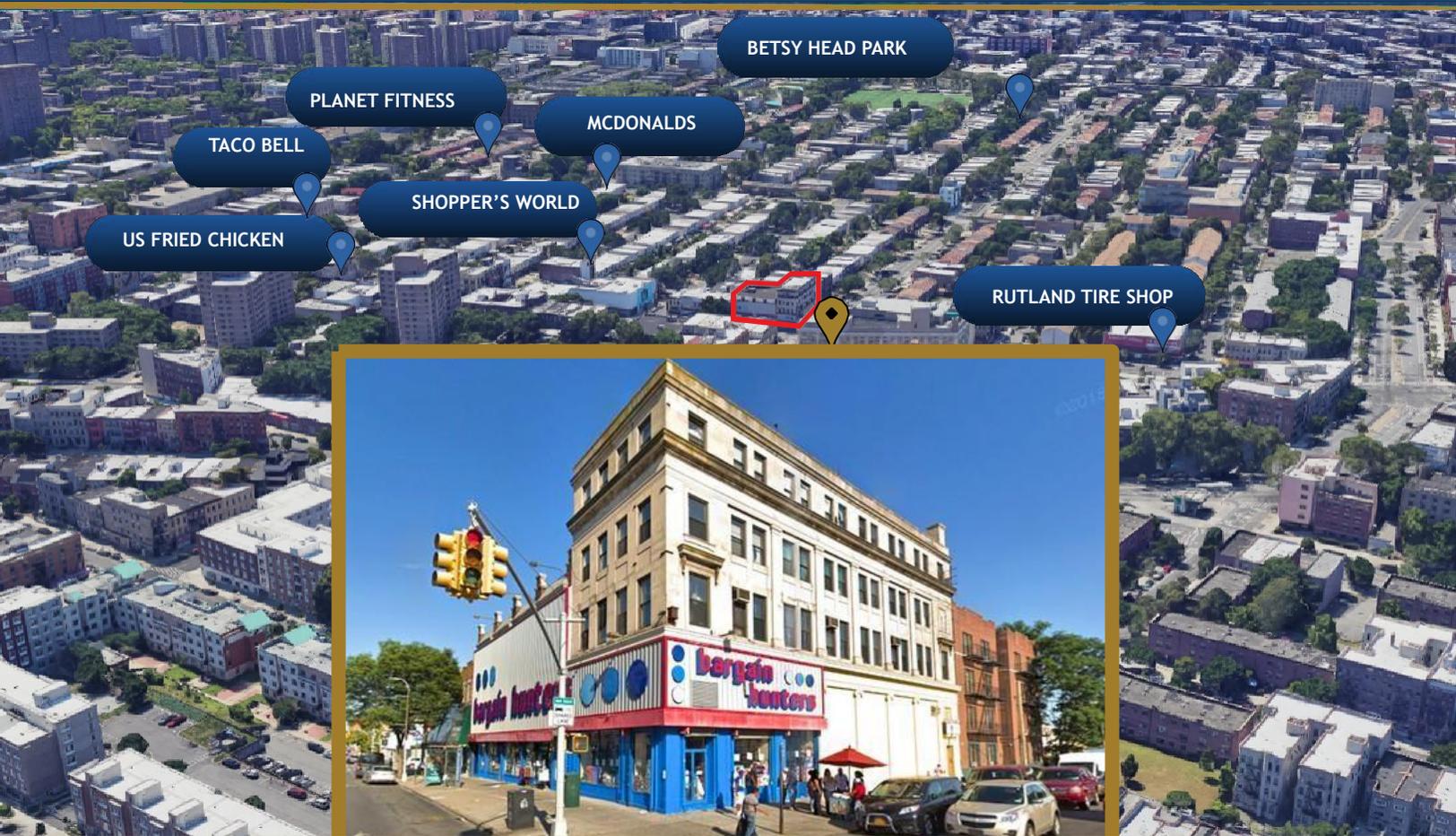


VACANT 11,040 SF CORNER MIXED-USE BUILDING

4 STORIES WITH RETAIL, BASEMENT & RESIDENTIAL COMPONENT
POSITIONED ALONG BROWNSVILLE'S PRIMARY RETAIL CORRIDOR

1526 PITKIN AVE BROOKLYN NY 11212



NEIGHBORING RETAILERS INCLUDE: Shoppers World, Rainbow Shop, Ashley Stewart, Lebron Dominican, Metro By TMobile, McDonald's, Taco Bell. KFC, Dunkin, & More

1526 PITKIN AVENUE,
BROOKLYN, NY 11212
BROWNSVILLE



This vacant corner mixed-use building occupies a prominent position along a long-established Brownsville retail corridor defined by dense residential surroundings and consistent, necessity-driven foot traffic. The immediate area is anchored by a critical mass of national and regional retailers, reinforcing the corridor's role as a daily-use commercial destination. The corner configuration and wraparound frontage provide superior visibility and access, while vacant delivery allows an incoming owner to immediately shape the retail and residential strategy without legacy constraints. With ongoing neighborhood investment and limited new mixed-use supply, the property is well positioned for re-tenanting, repositioning, or owner-user occupancy within a resilient Brooklyn market.

PROPERTY DESCRIPTION

BOROUGH	BROOKLYN
NEIGHBORHOOD	BROWNSVILLE
DESCRIPTION	MIXED-USE
YEAR BUILT	1930
BLOCK AND LOT	03515-0028
LOT / BUILT DIMENSIONS	30' x 92.92' / 30' x 92.92'
STORIES	4
GROSS SF	11,040 SF
LOT SF	2,788 SF
TAX CLASS	2B
FAR BUILT / ALLOWED	3.96 / 2.43
ZONING	C4-3 / R6 EQUIV
BSF	OVERBUILT
DOB VIOLATIONS	36
ECB VIOLATIONS	10

ASKING PRICE

\$2,750,000.00

EXPENSES

REAL ESTATE TAX (2025/2026) \$ 61,784.00

TOTAL EXPENSES \$ 61,784.00

PRICING METRICS

PPSF \$249

1526 PITKIN AVENUE,
BROOKLYN, NY 11212
BROWNSVILLE





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431 AVENUE P, BROOKLYN, NY 11230

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