



1701
Elm Ave



Welcome to an unparalleled investment opportunity in the heart of Midwood! This prime mixed-use building boasts a strategic corner location, offering exceptional exposure along the bustling Ave M commercial strip. Comprising two spacious commercial storefronts and a charming one-bedroom residential unit above, this property offers versatility and income potential. With a full storage basement and zoning R7A, the possibilities for expansion or development are endless. Spanning 27 x 42 feet with a lot size of 32 x 103 irregular, this property presents a rare chance to secure a foothold in one of Brooklyn's most coveted neighborhoods. Don't miss out on this chance to make your mark in the thriving Midwood community!

Asking Price: \$1,300,000

Lot Size: 32.58' x 103.75'
Lot Sq. Ft.: 3,380

Building Size: 27' x 42'
Building Sq. Ft.: ~2,746

Taxes: \$9,259/Yr.
Zoning: R7A

Delton Cheng

Licensed R.E. Broker, Owner

📍 3048 Nostrand Ave
Brooklyn, NY 11229

📞 (718) 252-6060
📞 (718) 514-1720

✉ c21homefront@gmail.com
🌐 c21homefront.com

