

Mixed Use
496302 Active

248 Avenue P
Brooklyn, New York 11204

L \$1,500,000



Borough: **Brooklyn**
Neighborhood: **Gravesend**
Cross St 1: **West 5th Street**
Cross St 2: **West 6th Street**
Bldg Type: **Detached**
Style:
Block/Lot: **6626/10**
Bldg Size: **30 x 49**
Lot Size: **30 x 54**
Lot Sqft: **1,620**
Rd Frontage: **30**
Zoning: **R5B**
Basement Type: **Cellar, Finished, Full**
Lot Dimensions: **30x54**

Stores: **2**
Families: **1**
Apx Sqft: **4,522**
Stories: **2**
Waterfront: **No**
Year Built: **1935**
Hndcap Acc: **Yes**
A/C Units: **5+**
Cert Occup: **Yes**
Tax Yr \$: **\$37,000**
Own Occup: **No**
Sale Type: **Arm's Length**
Comm Condo: **No**

Type: **Medical** Status: **Month-to-Month** Floor/Unit#: **Basement** Ceiling Hgt: # Units: Sqft/Unit: **1,500**

Date Avail: Sec Dep \$: Current Rent: **\$3,400** Proj Rent: **\$4,000** Increase/yr: Price/Sqft: **\$2.67**
Electric/yr: Heat/yr: Water/Sewer/yr:
Occupant: **Podiatrist** Description: **Medical Office 5 Exam rooms 1.5 Bath**
Features:

Type: **Medical** Status: **Vacant** Floor/Unit#: **1st Floor** Ceiling Hgt: # Units: Sqft/Unit: **1,500**

Date Avail: Sec Dep \$: Current Rent: Proj Rent: **\$5,000** Increase/yr: Price/Sqft: **\$3.33**
Electric/yr: Heat/yr: Water/Sewer/yr:
Occupant: Description: **Medical Office 5 Exam rooms 1.5 Bath**
Features:

Type: **3 Bedrooms** BR: **3** FB: **1** Floor/Unit#: **2nd floor** Current Rent: Increase/yr: Electric/yr:
Status: **Vacant** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: **\$4,500** Sec Dep: Heat/yr:
Date Avail: Rooms: **6** HB: **0** # Units: Sqft/Unit: **1,500** Wat/Sew/yr:
Description: **Renovated** Features:

FEATURES

Parking: **Other** Basement: **Cellar, Finished, Full**
Parking Attrib: **1 Space, Built-In Garage**
Flooring: **Ceramic, Hardwood, Tile**
Roof: Heat Source: **Gas**
Exterior: **Brick** Heat Delivery: **Baseboard, Hot Air**
Construction: **Brick** Foundation: **Poured Concrete**
Hot Water: **Gas** Electric: **220 V, Circuit Breakers**
Financing: **1031 Exchange, Bank Mortgage, Cash** Yard: Loading Docks: **None**

Est Water/Sewer \$ Yr: **\$500.00** Est Fuel \$ Yr: Est Insure Yr: **\$3,400** Est Tax \$ Yr: **\$37,000**
Gross Expenses: **\$41,150** Rent Avg Monthly: Tenant Lse Ends: Inventory Exp:
Gross Income: **\$154,800** Rental Income: **\$154,800** Tenant Monthly Lse: Additional Fee:
NOI: **\$112,850** Est Electric \$ Yr: **\$250.00** Cap Rate: **0.08** Misc Exp:

Remarks: **Fully renovated, and structurally exceptional mixed-use brick corner property located on vibrant Avenue P between W 5th and W 6th Streets in the Gravesend/Bensonhurst section of Brooklyn. This high-income producing property encompasses 4,522 sq ft and was fully rebuilt with a new CO in 2005. Recent capital improvements in 2021 include new flat roof with skylights, new Sewer and Water line, new garage door with quiet motor, limestone steps, concrete landing and stucco painting. The House features two medical offices and one spacious residential apartment with potential to be split into two apartments, finished indoor one-car garage with attic storage, wheelchair-accessible lift, separate utilities and private entrances for each unit. Each commercial unit has independent central air and heating systems. Property Features: Cellar/Street Level is occupied by an established podiatry office with a direct entrance, reception area, five exam rooms, 1.5 baths, and ample storage. First Floor: Currently vacant, fully renovated, turn-key medical/ commercial office has large reception area, five exam rooms with en-suite bathroom, handicap bathroom, kitchen, attic storage—ready to accommodate any specialty or business. Second floor Residential Unit is Currently Vacant, 2025 renovated, 1,500 sq ft 3-bedroom, 1-bath apartment featuring hardwood floor, new kitchen and bathroom, new stainless-steel appliances, kitchen cabinets and countertop. Sold AS IS Projected NOI is \$112,350, delivering a solid 7.5% cap rate plus—making this a smart, income-driven investment. Nearby transportation: N and F train, B4, B6 and B82 busses.**

Prepared By: Leonid Sklyar