

Mixed Use
490161 Active

New Listing!



8612 3rd Ave
Brooklyn, New York 11209

L \$2,200,000

Borough: **Brooklyn**
Neighborhood: **Bay Ridge**
Cross St 1: **86th street**
Cross St 2:
Bldg Type: **Attached**
Style:
Block/Lot: **6043/42**
Bldg Size: **20 x 70**
Lot Size: **20 x 80**
Lot Sqft: **1,600**
Rd Frontage:
Zoning: **R6B**
Basement Type: **Finished, Full**

Stores: **1**
Families: **1**
Apx Sqft: **3,588**
Stories:
Waterfront:
Year Built: **1925**
Hndcap Acc:
A/C Units: **1**
Cert Occup: **Yes**
Tax Yr \$: **\$12,600**
Own Occup: **No**
Sale Type: **Arm's Length**
Comm Condo: **No**

Type: **Retail** Status: **Leased** Floor/Unit#: **1** Ceiling Hgt: # Units: Sqft/Unit:
Date Avail: Sec Dep \$: Current Rent: **\$6,700** Proj Rent: Increase/yr: Price/Sqft:
Occupant: **Carvel** Electric/yr: Heat/yr: Water/Sewer/yr:
Features: Description: **Ice cream chain**

FEATURES

Parking: **Street** Basement: **Finished, Full**
Parking Attrib: **None**
Flooring: **Ceramic** Heat Source: **Gas**
Roof: Heat Delivery: **Hot Air**
Exterior: **Brick** Foundation: **Poured Concrete**
Construction: **Brick** Electric: **Circuit Breakers**
Hot Water: **Gas** Yard:
Financing: **1031 Exchange, Bank Mortgage, Cash** Loading Docks: **None**

Est Water/Sewer \$ Yr: **\$3,600.00** Est Fuel \$ Yr: Est Insure Yr: **\$7,000** Est Tax \$ Yr: **\$12,600**
Gross Expenses: **\$25,400** Rent Avg Monthly: Tenant Lse Ends: Inventory Exp:
Gross Income: **\$125,400** Rental Income: Tenant Monthly Lse: Additional Fee:
NOI: **\$100,000** Est Electric \$ Yr: Cap Rate: **0.05** Misc Exp:

Remarks: **Magnificent Mixed-Use Investment Property in the Heart of Bay Ridge A Unique Opportunity in a Prime Location Nestled in one of Brooklyn's most sought-after neighborhoods, this stunning mixed-use property stands as a testament to both luxury and strategic investment. Imagine owning a piece of Bay Ridge, where bustling city life meets serene residential comfort. Prime Retail Space This property offers a retail space leased by the renowned Carvel Ice Cream chain, boasting approximately 1400 square feet of workable retail area. The steady rental income from a well-established tenant adds financial stability and value to this investment. The retail space is positioned to take advantage of the high foot traffic in the area, ensuring continued business success. Luxury Duplex Apartment Above the retail space lies a large and spacious 8-room duplex apartment, featuring 4 bedrooms, 3 baths, and 3 terraces. This luxurious residence offers ample living space and modern amenities, making it an ideal home for families seeking comfort and convenience in the heart of Bay Ridge. The terraces provide private outdoor spaces that enhance the living experience, offering views of the vibrant neighborhood and opportunities for relaxation and entertainment.**

Prepared By: Khaled(Charl Farraj

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