



**James P. Nelson**  
 Ben Bay Realty Co of Bay Ridge  
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**Multi-Family**  
**481423 Active**

**341 86th St**  
**Brooklyn, New York 11209**

**L \$5,499,999**



Borough:	<b>Brooklyn</b>	# Families:	<b>21</b>
Neighborhood:	<b>Bay Ridge</b>	Bedrooms:	<b>42</b>
Cross St 1:	<b>3rd Av</b>	Baths Full:	<b>21</b>
Cross St 2:	<b>4th Av</b>	Baths Half:	<b>0</b>
Bldg Type:	<b>Semi-Detached</b>	Baths 3/4:	<b>0</b>
Type:		Tot Rms:	<b>84</b>
Style:		Apx Sqft:	<b>16,590</b>
		Stories:	<b>4</b>
Block/Lot:	<b>6034/67</b>	Waterfront:	
Bldg Size:	<b>50 x 90</b>	Year Built:	<b>1917</b>
Lot Size:	<b>60 x 150</b>	Hndcap Acc:	<b>Unknown</b>
Lot Sqft:	<b>9,010</b>	A/C Units:	<b>0</b>
Rd Frontage:		Cert Occup:	
Zoning:	<b>R5B</b>	Tax Yr \$:	<b>\$92,850</b>
Basement Type:	<b>Full, Other</b>	Own Occup:	<b>No</b>
		Sale Type:	<b>Arm's Length</b>

	Rooms	Beds	Baths
Level 1:	<b>24</b>	<b>12</b>	<b>6.00</b>
Level 2:	<b>20</b>	<b>10</b>	<b>5.00</b>
Level 3:	<b>20</b>	<b>10</b>	<b>5.00</b>
Level 4:	<b>20</b>	<b>10</b>	<b>5.00</b>

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Type:	<b>3 Bedrooms</b>	BR:	<b>3</b>	FB:	<b>1</b>	Floor/Unit#:	<b>B</b>	Current Rent:	<b>\$1,995</b>	Increase/yr:		Electric/yr:	
Status:	<b>Leased</b>	Tot BA:	<b>1</b>	3/4:	<b>0</b>	Ceiling Hgt:		Proj Rent:		Sec Dep:		Heat/yr:	
Date Avail:		Rooms:	<b>5</b>	HB:	<b>0</b>	# Units:		Sqft/Unit:				Wat/Sew/yr:	

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Type:	<b>2 Bedrooms</b>	BR:	<b>2</b>	FB:	<b>1</b>	Floor/Unit#:	<b>1st</b>	Current Rent:	<b>\$1,052</b>	Increase/yr:		Electric/yr:	
Status:	<b>Leased</b>	Tot BA:	<b>1</b>	3/4:	<b>0</b>	Ceiling Hgt:		Proj Rent:		Sec Dep:		Heat/yr:	
Date Avail:		Rooms:	<b>4</b>	HB:	<b>0</b>	# Units:		Sqft/Unit:				Wat/Sew/yr:	
Occupant:	<b>Unit A-1</b>												

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Type:	<b>2 Bedrooms</b>	BR:	<b>2</b>	FB:	<b>1</b>	Floor/Unit#:	<b>1st</b>	Current Rent:	<b>\$920</b>	Increase/yr:		Electric/yr:	
Status:	<b>Leased</b>	Tot BA:	<b>1</b>	3/4:	<b>0</b>	Ceiling Hgt:		Proj Rent:		Sec Dep:		Heat/yr:	
Date Avail:		Rooms:	<b>4</b>	HB:	<b>0</b>	# Units:		Sqft/Unit:				Wat/Sew/yr:	
Occupant:	<b>Unit A-2</b>												

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Type:	<b>1 Bedroom</b>	BR:	<b>1</b>	FB:	<b>1</b>	Floor/Unit#:	<b>1st</b>	Current Rent:	<b>\$1,526</b>	Increase/yr:		Electric/yr:	
Status:	<b>Leased</b>	Tot BA:	<b>1</b>	3/4:	<b>0</b>	Ceiling Hgt:		Proj Rent:		Sec Dep:		Heat/yr:	
Date Avail:		Rooms:	<b>3</b>	HB:	<b>0</b>	# Units:		Sqft/Unit:				Wat/Sew/yr:	
Occupant:	<b>Unit A-3</b>												

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Type:	<b>2 Bedrooms</b>	BR:	<b>2</b>	FB:	<b>1</b>	Floor/Unit#:	<b>1st</b>	Current Rent:	<b>\$1,631</b>	Increase/yr:		Electric/yr:	
Status:	<b>Leased</b>	Tot BA:	<b>1</b>	3/4:	<b>0</b>	Ceiling Hgt:		Proj Rent:		Sec Dep:		Heat/yr:	
Date Avail:		Rooms:	<b>4</b>	HB:	<b>0</b>	# Units:		Sqft/Unit:				Wat/Sew/yr:	
Occupant:	<b>Unit A-4</b>												

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Type:	<b>2 Bedrooms</b>	BR:	<b>4</b>	FB:	<b>1</b>	Floor/Unit#:	<b>1st</b>	Current Rent:	<b>\$1,926</b>	Increase/yr:		Electric/yr:	
Status:	<b>Leased</b>	Tot BA:	<b>1</b>	3/4:	<b>0</b>	Ceiling Hgt:		Proj Rent:		Sec Dep:		Heat/yr:	
Date Avail:		Rooms:	<b>2</b>	HB:	<b>0</b>	# Units:		Sqft/Unit:				Wat/Sew/yr:	
Occupant:	<b>Unit A-5</b>												

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Type:	<b>3 Bedrooms</b>	BR:	<b>3</b>	FB:	<b>1</b>	Floor/Unit#:	<b>2nd</b>	Current Rent:	<b>\$2,056</b>	Increase/yr:		Electric/yr:	
Status:	<b>Leased</b>	Tot BA:	<b>1</b>	3/4:	<b>0</b>	Ceiling Hgt:		Proj Rent:		Sec Dep:		Heat/yr:	
Date Avail:		Rooms:	<b>5</b>	HB:	<b>0</b>	# Units:		Sqft/Unit:				Wat/Sew/yr:	
Occupant:	<b>Unit B-6</b>												

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Type:	<b>2 Bedrooms</b>	BR:	<b>4</b>	FB:	<b>1</b>	Floor/Unit#:	<b>2nd</b>	Current Rent:	<b>\$1,631</b>	Increase/yr:		Electric/yr:	
Status:	<b>Leased</b>	Tot BA:	<b>1</b>	3/4:	<b>0</b>	Ceiling Hgt:		Proj Rent:		Sec Dep:		Heat/yr:	
Date Avail:		Rooms:	<b>2</b>	HB:	<b>0</b>	# Units:		Sqft/Unit:				Wat/Sew/yr:	
Occupant:	<b>Unit B-7</b>												

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Type:	<b>1 Bedroom</b>	BR:	<b>3</b>	FB:	<b>1</b>	Floor/Unit#:	<b>2nd</b>	Current Rent:	<b>\$1,684</b>	Increase/yr:		Electric/yr:	
Status:	<b>Leased</b>	Tot BA:	<b>1</b>	3/4:	<b>0</b>	Ceiling Hgt:		Proj Rent:		Sec Dep:		Heat/yr:	



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Date Avail: Rooms: **1** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr:  
 Occupant: **Unit B-8**

Type: **2 Bedrooms** BR: **2** FB: **1** Floor/Unit#: **2nd** Current Rent: **\$1,684** Increase/yr: Electric/yr:  
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Heat/yr:  
 Date Avail: Rooms: **4** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr:  
 Occupant: **Unit B-9**

Type: **2 Bedrooms** BR: **2** FB: **1** Floor/Unit#: **2nd** Current Rent: **\$1,578** Increase/yr: Electric/yr:  
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Heat/yr:  
 Date Avail: Rooms: **4** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr:  
 Occupant: **Unit B-10**

Type: **3 Bedrooms** BR: **3** FB: **1** Floor/Unit#: **3rd** Current Rent: **\$1,934** Increase/yr: Electric/yr:  
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Heat/yr:  
 Date Avail: Rooms: **5** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr:  
 Occupant: **Unit C-11**

Type: **2 Bedrooms** BR: **2** FB: **1** Floor/Unit#: **3rd** Current Rent: **\$1,578** Increase/yr: Electric/yr:  
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Heat/yr:  
 Date Avail: Rooms: **4** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr:  
 Occupant: **Unit C-12**

Type: **1 Bedroom** BR: **1** FB: **1** Floor/Unit#: **3rd** Current Rent: **\$1,684** Increase/yr: Electric/yr:  
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Heat/yr:  
 Date Avail: Rooms: **3** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr:  
 Occupant: **Unit C-13**

Type: **2 Bedrooms** BR: **2** FB: **1** Floor/Unit#: **3rd** Current Rent: **\$2,045** Increase/yr: Electric/yr:  
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Heat/yr:  
 Date Avail: Rooms: **4** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr:  
 Occupant: **Unit C-14**

Type: **2 Bedrooms** BR: **2** FB: **1** Floor/Unit#: **3rd** Current Rent: **\$1,420** Increase/yr: Electric/yr:  
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Heat/yr:  
 Date Avail: Rooms: **4** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr:  
 Occupant: **Unit C-15**

Type: **3 Bedrooms** BR: **3** FB: **1** Floor/Unit#: **4th** Current Rent: **\$896** Increase/yr: Electric/yr:  
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Heat/yr:  
 Date Avail: Rooms: **5** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr:  
 Occupant: **Unit D-16**

Type: **2 Bedrooms** BR: **2** FB: **1** Floor/Unit#: **4th** Current Rent: **\$714** Increase/yr: Electric/yr:  
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Heat/yr:  
 Date Avail: Rooms: **4** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr:  
 Occupant: **Unit D-17**

Type: **1 Bedroom** BR: **1** FB: **1** Floor/Unit#: **4th** Current Rent: **\$562** Increase/yr: Electric/yr:  
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Heat/yr:  
 Date Avail: Rooms: **3** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr:  
 Occupant: **Unit D-18**

Type: **2 Bedrooms** BR: **2** FB: **1** Floor/Unit#: **4th** Current Rent: **\$1,905** Increase/yr: Electric/yr:  
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Heat/yr:  
 Date Avail: Rooms: **4** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr:  
 Occupant: **Unit D-19**

Type: **2 Bedrooms** BR: **2** FB: **1** Floor/Unit#: **4th** Current Rent: **\$1,906** Increase/yr: Electric/yr:  
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Heat/yr:  
 Date Avail: Rooms: **4** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr:  
 Occupant: **Unit D-20**

FEATURES

Parking: **Private Drive** Basement: **Full, Other**  
 Parking: **6+ Spaces, Parking Area**  
 Flooring: **Hardwood, Tile** Heat Source: **Oil**



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Roof:	<b>Flat, Rubber</b>	Heat Delivery:	<b>Steam/Radiator</b>
Exterior:	<b>Brick</b>	Foundation:	<b>Block</b>
Construction:	<b>Brick</b>	Electric:	<b>Circuit Breakers</b>
Hot Water:	<b>Hot Water Coil in Boiler, Oil</b>	Yard:	<b>Back, Side</b>
Financing:	<b>1031 Exchange, Bank Mortgage, Cash</b>	Bldg Amenities:	<b>Laundry – Card Operated</b>
Features:	<b>Other</b>		

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Est Water/Sewer \$ Yr:	<b>24,000.00</b>	Est Fuel \$ Yr:	<b>\$38,407</b>	Est Insure Yr:	<b>\$13,200</b>	Est Tax \$ Yr:	<b>\$92,850</b>
Gross Expenses:	<b>\$170,907</b>	Rent Avg Mnthly:		Available Units:		Elec \$ Yr:	<b>\$2,450.00</b>
Gross Income:	<b>\$442,012</b>	Vacant Units:					

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Remarks: **Calling all investors looking for an amazing property in Bay Ridge. 21 units fully rented, 4 - 1 bedrooms, 13 - 2 bedrooms and 4 - 3 bedroom units. Building is 50x90 and the lot is 60x150 with R5B zoning. Amazing location with convenience to everything. Residential units are collecting \$32,334.37 monthly. Most of the units have been recently renovated. Coin operated laundry in the basement generating \$1,000 monthly and the best part is a private driveway leading to a parking area for 12-14 cars that can generate up to \$3,500 monthly.**

**Prepared By: James Nelson**

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