2946
BRIGHTON 4TH STREET

RIPCO
INVESTMENT SALES

6-UNIT ELEVATOR BUILDING | CONDO CONVERSION
Brighton Beach, Brooklyn

2946

BRIGHTON 4ᵀᴴ ST

$2,550,000
Asking Price

RIPCO Investment Sales has been exclusively retained to arrange for the sale of 2946 Brighton 4th Street in the Brighton Beach neighborhood of Brooklyn, New York.

The subject property is a masonry elevator building completed in 2008. The building is situated on a 3,200 SF corner lot, spans 7,700 GSF above-grade and hosts 6 apartments - four 2BR and two 3BR on the upper level, with an average unit size of roughly 970 NSF.

The property comprises a 4-car garage on the ground level and residential apartments with private outdoor terraces on floors 2-4.

2946 Brighton 4th Street is conveniently located within a few blocks of the Brighton Beach B Q train station, several grocery stores, including Brighton Bazaar, Tashkent Supermarket, NetCost Market and Supermarket Kiev as well as dozens of local shops, cafes and amenities including Starbucks, Dunkin, Illy, Walgreens, Duane Reede, Chase, Citi, Citizens Bank and Bank of America all within 5-7 blocks of the property.

2946 Brighton 4th Street offers an opportunity to acquire a protected tax class property, benefiting from healthy cash flow, or renovate and offer the residential units as condos in the near term - condo declaration and subdivision are already in place.

SHORE PKWY

EPTUNE AV

OCEAN PKWY

BRIGHTON 4 ST

OCEAN AV

Q

BEACH AV

B **Brighton Beach** Train Station

BRIGHTON

8663 / 7503
Block / Lot - Former Lot 270

7,700 SF
Gross Building Size
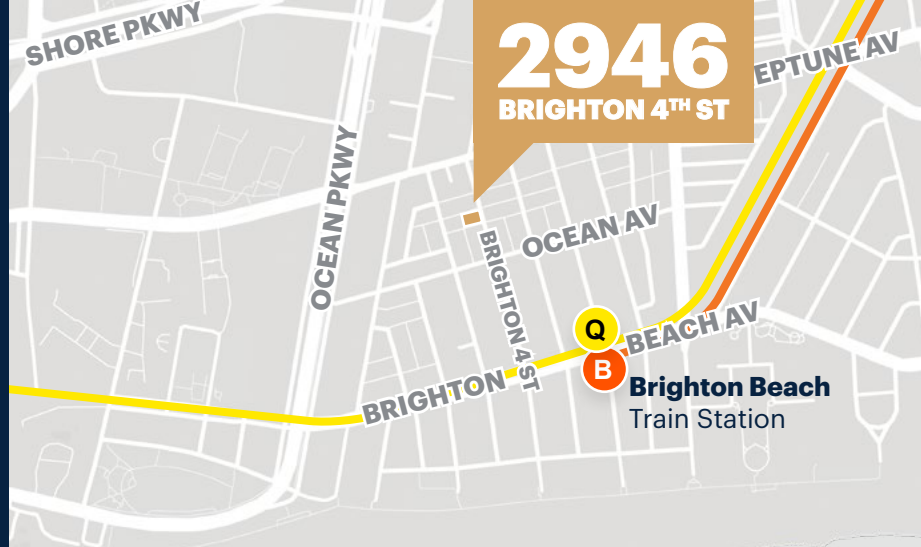
6
Residential Units

4
Covered Parking Spaces

$185,400
Gross Annual Revenue

$16,905
Taxes (22/23) - Tax Class 2C

CONTACT EXCLUSIVE AGENTS

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