

**13-UNIT WATERFRONT ROOMING HOUSE**  
Seagate | Brooklyn, NY

THE  
**BEACON INN**

**RIPCO**  
INVESTMENT SALES



RIPCO Investment Sales has been exclusively retained to arrange for the sale of The Beacon Inn, a multi-unit rooming house located at 4725 Beach 47th Street at water's edge of the Seagate neighborhood in Brooklyn, NY.

The property comprises a two-story 13-unit residential building on a massive 80' wide lot. All units are beautifully renovated. The property features plentiful outdoor space on upper and lower levels as well as a large yard capable of accommodating 6 or more vehicles.

The property generates approximately healthy cash flow ranging between \$22k - \$35k per month, which translates to approximately \$211k annualized net operating income.

The property is situated in a rare and highly sought-after location within a gated community, has no encumbering leases and is pristinely maintained.

Beach and boardwalk access is just a few blocks away, while Coney Island Park is just further down the beautiful Surf Avenue corridor with dozens of bars, cafe's and restaurants. Unprecedented development in the area further underscore the rapid transformation and attractiveness of the neighborhood.

The Beacon Inn is an excellent turnkey investment asset with tremendous income potential and spectacular views in an unbeatable location.

## BUILDING HIGHLIGHTS

**3,220** GSF

Building Size (Above-Grade)

**13**

Units/Rooms

## PROPERTY HIGHLIGHTS

**7037** **83**

Block

Lot

**8,644** SF

Lot Size ( 80' x 109.33' Irregular )

Building Class **C5**

Walkup Apartments - Rooming House

**R3-1**

Zoning

Tax Class **2**

\$14,042 Property Taxes (24/25)

**Subway Access**

Coney Island Av



## FINANCIALS

**\$211K**

Annualized NOI







## CONTACT EXCLUSIVE AGENTS

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**\$2,500,000**

Asking Price