

# Hamptons

INTERNATIONAL



**1284 Sterling Pl, Brooklyn, NY 11213**

21 🏠 7 🚗

**£1,190,000**

**(\$1,600,000)**

## Property details



### Key features

- **Water: Municipal Water**
- **Sewer: Public**

### Attributes

- 🐎 **Equestrian facilities**
- 🏢 **Commercial**

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## Description

Crown Heights Mixed-Use Property with Strong Upside Potential Here's a rare opportunity to acquire a well-positioned four-story mixed-use building in the heart of Crown Heights, Brooklyn. Located just a short distance from the Kingston Avenue and Utica Avenue stations on the 3 train, this property sits within a stable residential neighborhood with convenient access to Eastern Parkway, public transportation, local schools, and community amenities. The building includes seven residential units, each featuring a three-bedroom layout, along with one ground-floor commercial space offering street visibility. The property has been held for an extended period and will benefit from updates throughout, presenting an opportunity to modernize and unlock its full potential. The large unit sizes, solid layout, and flexible configuration provide room for long-term value creation. The commercial space can support a range of uses, depending on the new owner's vision and updates. This is a strong option for any party looking to acquire and improve a classic Brooklyn asset in a well-connected and good location. With increasing demand throughout Crown Heights and continued neighborhood growth, this property offers the scale, location, and layout to deliver reliable performance over time. Property is being sold as-is.

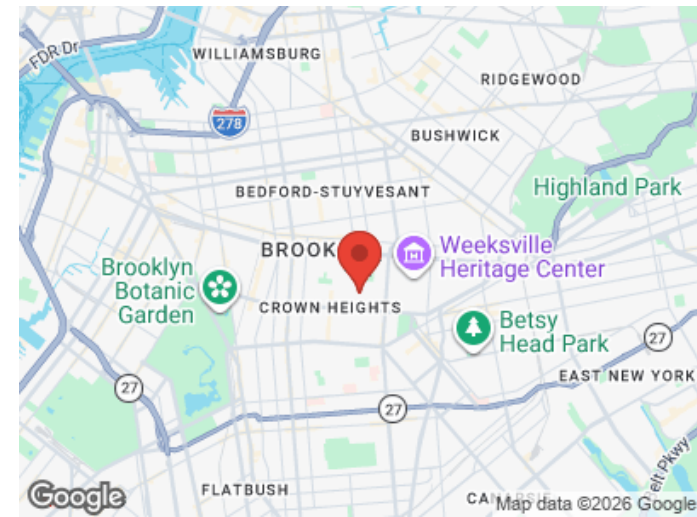
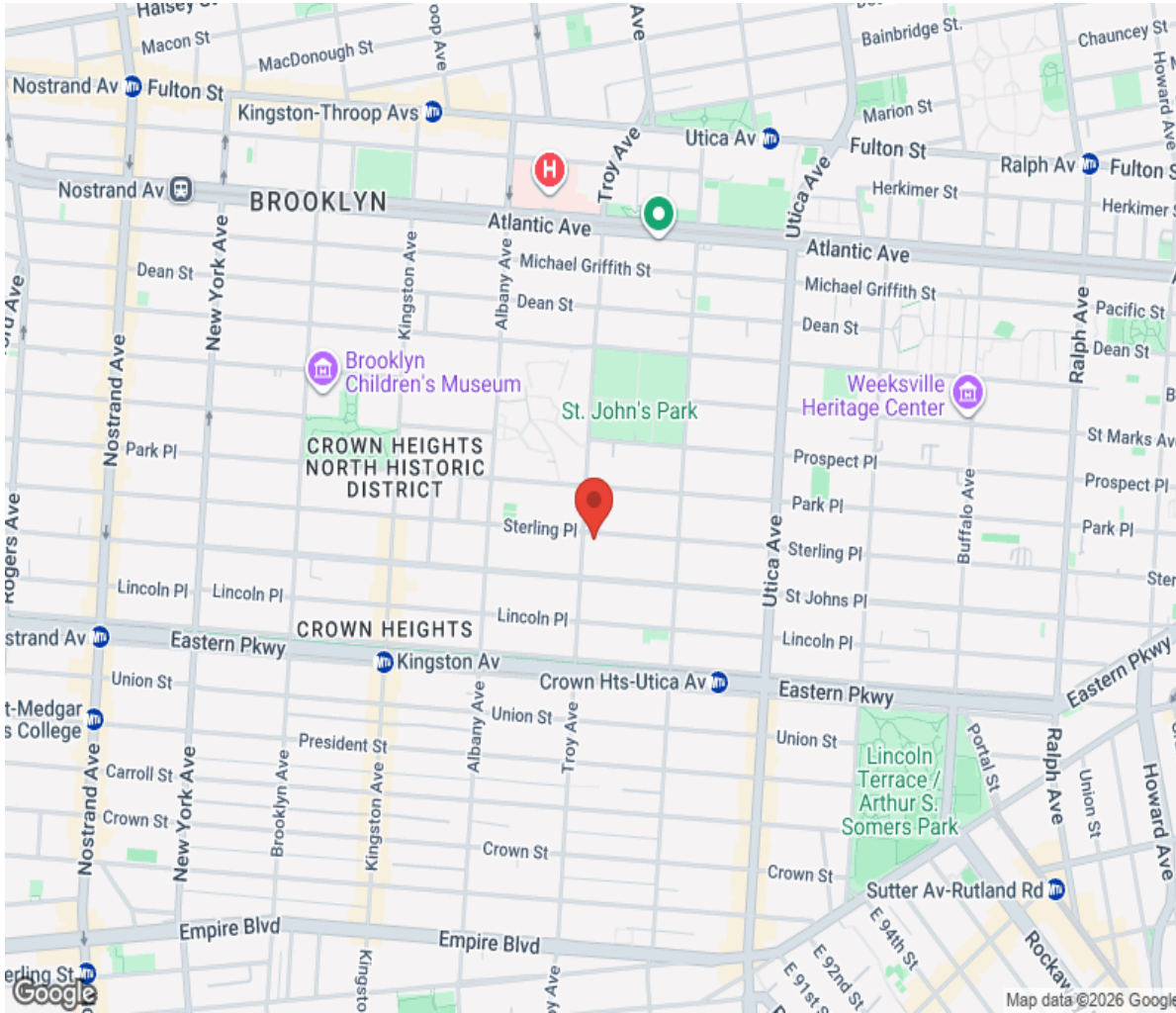








# Location



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