

Hamptons

INTERNATIONAL



2058 Bergen St, Brooklyn, NY 11233

5 🏠 3 🚗

£880,000
(\$1,200,000)

Property details



Key features

- **Appliances: Refrigerator**
- **Water: Municipal Water**
- **Appliances: Microwave**
- **Appliances: Range / Oven**
- **Age: Over 50 Years Old**
- **Heating - Fuel Type: Gas**
- **Road Type: City / Town Street**
- **Sewer: Public**
- **Area Description: Metropolitan**
- **Cooling: Window A/C**

Attributes

- **Apartment**

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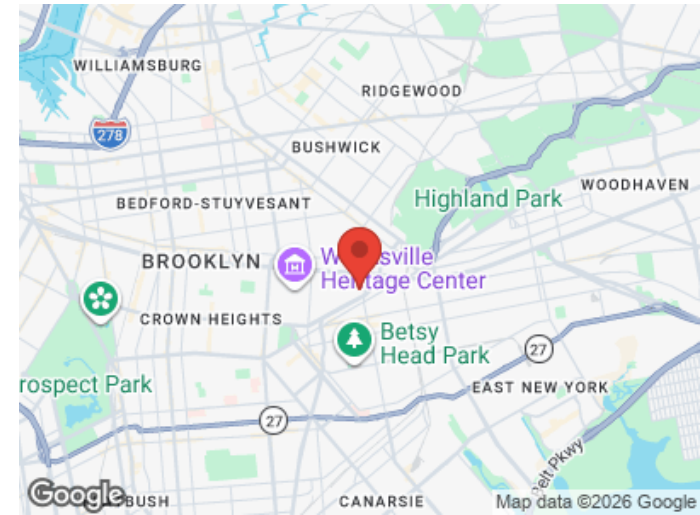
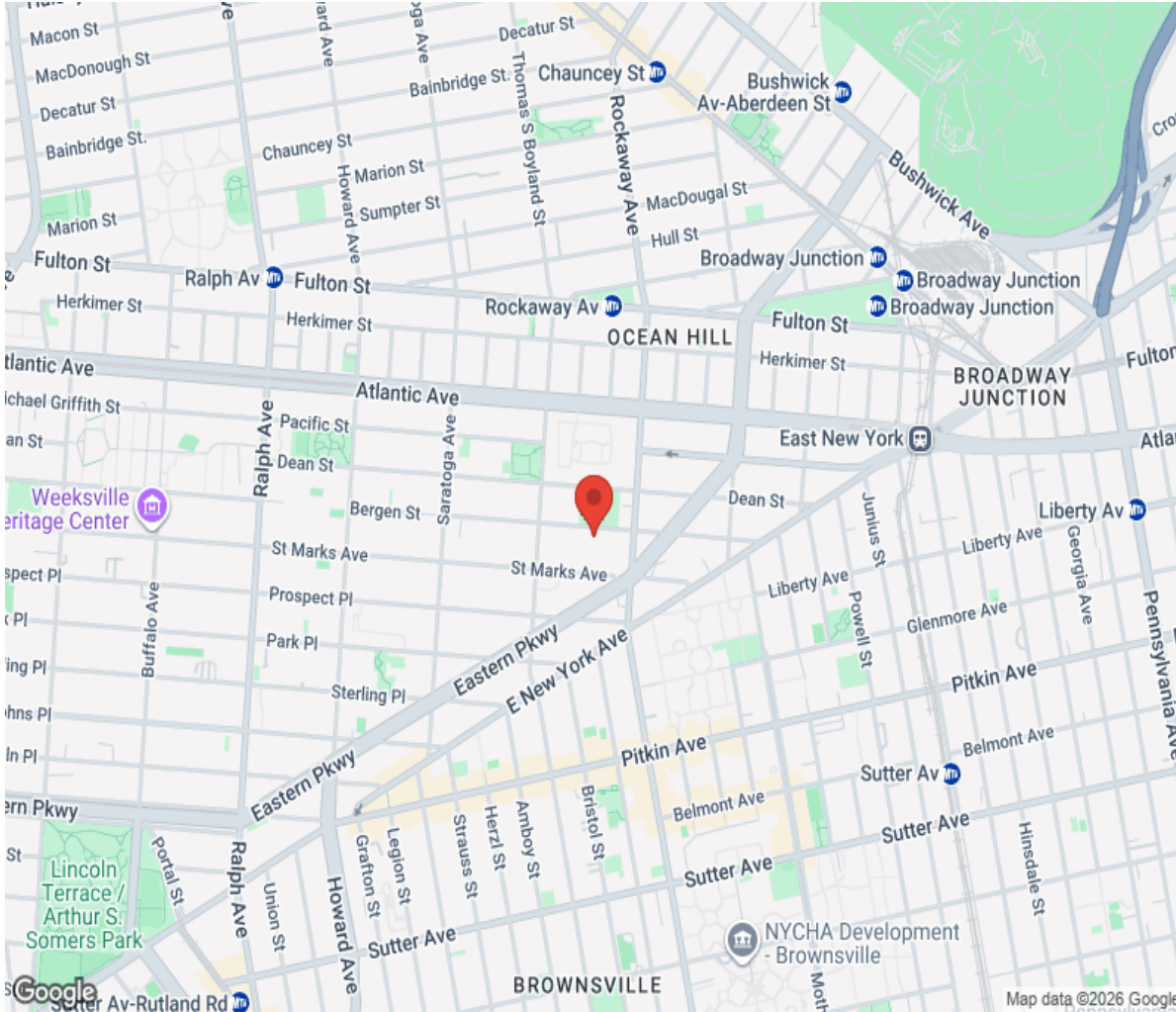
Description

2058 Bergen Street is a fully detached, stand-alone two-family home located just off Rockaway Avenue in Brooklyn, situated on a 25 ft x 127.75 ft lot that features R6 zoning. The property presents multiple viable use scenarios for owner-occupants, investors, or developers, combining generous land size, favorable zoning, and excellent transit access. The upper, second-floor apartment features a 3-bedroom / 1-bathroom layout with well-proportioned rooms and good natural light throughout. The floor plan provides distinct living and sleeping areas, offering comfortable separation and functionality suitable for long-term occupancy. The first-floor apartment is a 2-bedroom / 1-bathroom unit with a practical layout and direct backyard access, offering well-sized living and bedroom spaces that make this unit especially attractive for owner-occupancy or rental use. In addition, the home includes a finished basement with its own separate entrance, offering substantial additional space that can be used for recreation, storage, home office, or other permitted uses. With approximately 6,228 square feet of unused FAR, the site presents meaningful future development potential, including opportunities for expansion, vertical enlargement, or redevelopment, subject to buyer due diligence and approvals. Transportation access is excellent, with the Rockaway Avenue subway station (C line) nearby. Multiple bus routes, including the B15, B46, and B47, serve the area and provide convenient connections throughout Brooklyn. This property offers a compelling opportunity for investors seeking income with upside, developers exploring FAR utilization, or end users looking to offset costs with rental income.





Location



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