

# 538 Hegeman Avenue

Mixed Use Townhouse · Block & Lot 4322-0009 · Other Brooklyn

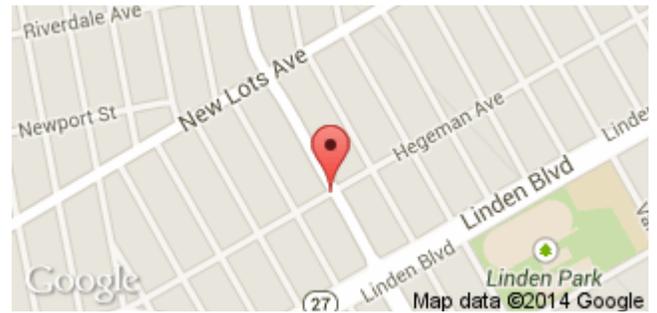


**\$750,000** (Approx. \$125 /Sq.Ft.)

\$833 Annual RE Taxes

- 7 Units
- 3 Floors
- 38 Rooms
- 7 Baths

Lot Dimensions: 25x95  
 Building Dimensions: 25x80  
 Bldg Sq. Footage: 6,000  
 Zoning: R6



Great Investment!!! Mixed Use 6000sq. ft. Corner Property Offers: (5) 2 Bedrooms, 1 Bath Apartments Including 2 Commercial Storefronts. This property is centrally located on Pennsylvania Avenue Strip with an host of Shopping Stores, Restaurants etc. This fully occupied property offers great income and great potential it just needs some TLC. Heating system 3 yrs. young, Hot water system 3yrs. young also. Transportation is excellent A & C Trains 2 blocks away. B20, Bus Stops right in front of the building and B15, B83 just around the corner. Please feel free to inquire about additional Information."Building is not in compliance with Department of Buildings. Lenders won't finance. Sale is as-is. Cash only offers, no mortgage contingency offers or contracts will be considered."

**1st Floor:** Kitchen, Living room, 2 Full size bedrooms, 1 Bath

**2nd Floor:** Kitchen, Living room, 2 Full size bedrooms, 1 Bath

**2nd Floor:** Kitchen, Living room, 2 Full size bedrooms, 1 Bath

**3rd Floor:** Kitchen, Living room, 2 Full size bedrooms, 1 Bath

**3rd Floor:** Kitchen, Living room, 2 Full size bedrooms, 1 Bath

**Street Level Storefront:** Commercial Storefront Deli

**Street Level Storefront:** Commercial Storefront Barber Shop

**Cornelia Thomas** Licensed Associate RE Broker  
 p. (718) 210-4006 [Cornelia.Thomas@Corcoran.com](mailto:Cornelia.Thomas@Corcoran.com)

All material herein is intended for information purposes only and has been completed from sources deemed reliable. Though information is believed to be correct, we do not guarantee its accuracy. It is presented subject to errors, omissions, changes, or withdrawal without notice. All zoning, square footage and uses must be independently verified