

# 486-496 Chester Street



Corner Building For Sale

Asking · \$1,400,000

## PROPERTY DESCRIPTION

### The Property:

486-496 Chester Street is a 7,200 SF two-story corner commercial building located in Brownsville, Brooklyn. The building is 1930s brick-and-mill construction, with two-street frontage along Newport and Chester. Previously used as an auto parts distributor with second-floor artists lofts.

### The Value:

This is an ideal retail conversion for value-add investors or owner-users. The location is only a 1-minute walk from the 2, 3, 4 & 5 subway lines at Rockaway Avenue Station. The site offers 100' of frontage along Chester Street. Brownsville has seen significant residential development over the last 5 years, and new neighborhood retail is in demand to support the growing population.

## OFFERING SUMMARY

Sale Price:	\$1,400,000
Building Size:	7,200 SF
Floors:	2
Ground Floor:	4,000 SF
Second Floor:	3,200 SF
Use:	Retail / Office
Year Built:	1930
Frontage:	100' on Chester St
Block & Lot:	3601 / 52, 11
Property Taxes (P/Y):	\$36,267

**2 3 4 5** 1-MIN WALK · Rockaway Avenue

**WTD** REALTY PARTNERS

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# Site View & Tax Map

**WTD** REALTY PARTNERS

486-496 CHESTER STREET · CORNER BUILDING FOR SALE



Corner of Chester St & Newport St



Subject property outlined in red — Block 3601, Lots 52 & 11

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