

\$2,398,888 - 5811 5th, Brooklyn

MLS® #489158

\$2,398,888

0 Bedroom, 0.00 Bathroom, 7,000 sqft

Mixed Use / Store & Family

N/A, Brooklyn, New York

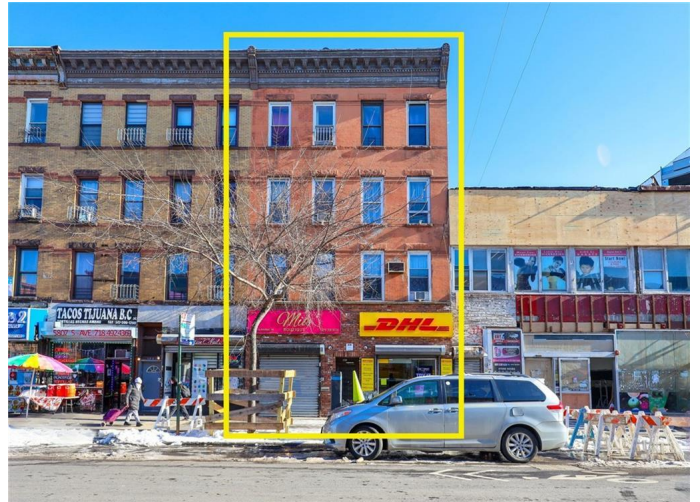
Exquisite Investment Opportunity in Sunset Park â€” Premier Mixed-Use Property 2 stores + 6 families with Exceptional Growth Potential

Nestled in the heart of Sunset Park, Brooklyn, this distinguished mixed-use property presents an unparalleled opportunity for investors, developers, and visionaries seeking a high-yield, value-driven acquisition.

Seamlessly blending commercial vitality with residential stability, this property is a true gem in one of Brooklynâ€™s most dynamic neighborhoods.

This exceptional asset features two prominent commercial storefronts and six well-maintained residential units, offering a rare combination of immediate income generation and long-term appreciation. Sitting on a 26 ft x 100 ft lot, with a building footprint of 26 ft x 64 ft, it provides versatile space configurations to maximize revenue potential. R6A, C2-4 zoning unlocks a world of possibilities for redevelopment, expansion, or reconfiguration to further enhance investment returns.

With a robust 6% cap rate, this asset guarantees steady cash flow and significant upside potential through strategic enhancements and rental growth. Located in bustling Sunset Park, known for its vibrant cultural scene, thriving business district, and unparalleled accessibility, this property benefits from strong tenant demand and



exceptional foot traffic.

Boasting timeless architectural charm and thoughtfully designed interiors, this property stands as a testament to classic elegance and modern functionality. Surrounded by major transit options, lively retail corridors, parks, and essential amenities, it offers an unmatched living and business environment that continues to attract quality tenants.

A rare fusion of prestige, profitability, and potential, this investment is a cornerstone for those looking to make a lasting impact in Brooklyn’s real estate landscape. Secure your stake in one of New York City’s most sought-after neighborhoods and watch your portfolio thrive.

Built in 1958

Essential Information

MLS® #	489158
Price	\$2,398,888
Bathrooms	0.00
Square Footage	7,000
Year Built	1958
Type	Mixed Use / Store & Family
Sub-Type	Mixed Use
Status	Active

Community Information

Address	5811 5th
Area	Sunset Park
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11220

Interior

Interior	Hardwood
Interior Features	Fire Sprinkler, Other
Heating	Other
# of Stories	4
Has Basement	Yes
Basement	Full, Partial

Exterior

Exterior	Brick
Exterior Features	Other
Lot Description	2600
Roof	Other
Construction	Other
Foundation	Other

Additional Information

Date Listed	February 10th, 2025
Days on Market	185
Zoning	R6A, C2-4
Tax	\$25,886

Listing courtesy of RE/MAX Edge

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