

\$2,200,000 - 8612 3rd, Brooklyn

MLS® #490161

\$2,200,000

0 Bedroom, 0.00 Bathroom, 3,588 sqft

Mixed Use / Store & Family

N/A, Brooklyn, New York

Magnificent Mixed-Use Investment Property in the Heart of Bay Ridge

A Unique Opportunity in a Prime Location

Nestled in one of Brooklyn's most sought-after neighborhoods, this stunning mixed-use property stands as a testament to both luxury and strategic investment. Imagine owning a piece of Bay Ridge, where bustling city life meets serene residential comfort.

Prime Retail Space

This property offers a retail space leased by the renowned Carvel Ice Cream chain, boasting approximately 1400 square feet of workable retail area. The steady rental income from a well-established tenant adds financial stability and value to this investment. The retail space is positioned to take advantage of the high foot traffic in the area, ensuring continued business success.

Luxury Duplex Apartment

Above the retail space lies a large and spacious 8-room duplex apartment, featuring 4 bedrooms, 3 baths, and 3 terraces. This luxurious residence offers ample living space and modern amenities, making it an ideal home for families seeking comfort and convenience in the heart of Bay Ridge. The terraces provide private outdoor spaces that enhance the living experience, offering views of the vibrant neighborhood and opportunities for relaxation and entertainment.

Built in 1925



Essential Information

MLS® #	490161
Price	\$2,200,000
Bathrooms	0.00
Square Footage	3,588
Year Built	1925
Type	Mixed Use / Store & Family
Sub-Type	Mixed Use
Status	Active

Community Information

Address	8612 3rd
Area	Bay Ridge
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11209

Interior

Interior	Ceramic
Interior Features	Intercom
Heating	Hot Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior	Brick
Exterior Features	Doors - 10 ft and under
Roof	Asphalt/Tar
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	March 19th, 2025
Days on Market	133
Zoning	R6B
Tax	\$12,600

Listing courtesy of Weichert Realtors 1st Premier



© 2025 Brooklyn New York MLS. All rights reserved. IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information is deemed reliable but is not guaranteed accurate by the MLS or [INSERT BROKER NAME].Data last updated: October 21st, 2025 at 8:15pm EDT