

# \$29,000,000 - 6020 3rd, Brooklyn

MLS® #492358

**\$29,000,000**

0 Bedroom, 0.00 Bathroom, 57,878 sqft

Mixed Use / Store & Family

N/A, Brooklyn, New York

An exceptional flagship investment in the heart of Sunset Park, Brooklyn — one of NYC's fastest-transforming neighborhoods.

Completed in 2022, this trophy-class mixed-use corner property offers 53 fully stabilized residential units (52 — 2BR + 1 — 1BR), 1 street-level commercial spaces, and a rare 30 on-site parking spaces. With gross income of \$2,131,528 and a 421a tax abatement in place, the property delivers both immediate returns and long-term upside. The building features elevator access, ADA compliance, rooftop terrace, bike storage, virtual doorman, and modern security systems — all wrapped in a low-maintenance design with high-end finishes. Strategically positioned near the 8th Avenue commercial corridor and just minutes from Industry City, subways, and major highways, this asset is surrounded by dense residential demand and mixed-use vibrancy. As a core income-producing property located in a qualified opportunity zone, it presents strong potential for future condo conversion, rent roll growth, or recapitalization. Ideal for private equity firms, family offices, or 1031 buyers seeking portfolio stability and strategic positioning in a resilient Brooklyn submarket.

Contact us now for the full offering memorandum, rent roll, and private tour schedule.

Built in 2022



## Essential Information

|                |                            |
|----------------|----------------------------|
| MLS® #         | 492358                     |
| Price          | \$29,000,000               |
| Bathrooms      | 0.00                       |
| Square Footage | 57,878                     |
| Year Built     | 2022                       |
| Type           | Mixed Use / Store & Family |
| Sub-Type       | Mixed Use                  |
| Status         | Active                     |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 6020 3rd         |
| Area        | Sunset Park      |
| Subdivision | N/A              |
| City        | Brooklyn         |
| County      | Kings (Brooklyn) |
| State       | New York         |
| Zip Code    | 11220            |

## Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior          | Hardwood, Tile                                     |
| Interior Features | Elevator - Private, Fire Sprinkler, Security Alarm |
| Heating           | Other                                              |
| # of Stories      | 5                                                  |
| Has Basement      | Yes                                                |
| Basement          | Cellar, Finished, Full, Separate Entrance          |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior          | Brick                  |
| Exterior Features | Other                  |
| Roof              | Flat                   |
| Construction      | Block, Steel           |
| Foundation        | Block, Poured Concrete |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 55            |
| Zoning         | R6B           |
| Tax            | \$30,446      |

Listing courtesy of E House Realty & Mgt. Inc.

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