

\$1,299,000 - 7420 20th, Brooklyn

MLS® #493734

\$1,299,000

0 Bedroom, 0.00 Bathroom, 2,400 sqft

Mixed Use / Store & Family

N/A, Brooklyn, New York

PRIME MIXED-USE GEM IN THE HEART OF THE BEDSONHURST! FULLY RENOVATED WITH IMMEDIATE RENTAL INCOME!

Welcome to this fully updated mixed-use property—an exceptional investment opportunity featuring a ground-level commercial storefront and an upper-level residential unit, both generating immediate rental income. EACH TENANT IS RESPONSIBLE FOR THEIR OWN UTILITIES, ENSURING LOW OPERATING COSTS FOR THE OWNER. The first floor measures 20' x 75', with the second floor at 20' x 45', on a 20' x 80' lot. Annual property taxes are impressively low at just \$9,230.60.

The first floor is occupied by a well-established nail salon that has successfully operated for over 15 years. The current combined 1st floor rent for 2025 is \$3,051 per month, with a scheduled increase to the Nail Salon in September 2025. With a short-term lease in place, there's flexibility for future plans or lease renegotiation.

The second-floor residential unit features a spacious three-bedroom layout, complete with a granite tiled bathroom, a formal dining room, and a bright, comfortable living room. Modern upgrades include radiant floor heating and central A/C, ensuring year-round comfort. Rent for this unit will increase to \$2,450 starting in January 2026.

A fully finished basement with high ceilings offers additional functional space—ideal for storage, recreation, or flexible use. Tenants



pay their own utilities, and the property has been meticulously renovated from top to bottom. It's truly move-in ready and already generating reliable rental income.

Additionally, under the new "City of Yes" zoning initiative, there may be potential for vertical expansion or horizontal expansion to second floor. Buyers are encouraged to consult with an architect for further details and possibilities.

Don't miss this rare opportunity to own a income-generating property. Schedule your private showing today!

Built in 1931

Essential Information

| | |
|----------------|----------------------------|
| MLS® # | 493734 |
| Price | \$1,299,000 |
| Bathrooms | 0.00 |
| Square Footage | 2,400 |
| Year Built | 1931 |
| Type | Mixed Use / Store & Family |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 7420 20th |
| Area | Bensonhurst |
| Subdivision | N/A |
| City | Brooklyn |
| County | Kings (Brooklyn) |
| State | New York |
| Zip Code | 11204 |

Interior

| | |
|-------------------|--------------------------|
| Interior | Hardwood, Tile |
| Interior Features | Restrooms - Staff, Other |
| Heating | Hot Air, Steam/Radiator |
| # of Stories | 2 |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-------------------|
| Exterior | Brick, Brick Face |
| Exterior Features | Sign - Building |
| Lot Description | 20x80 |
| Roof | Flat |
| Construction | Brick |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 25th, 2025 |
| Days on Market | 50 |
| Zoning | R5 |
| Tax | \$9,231 |

Listing courtesy of RE/MAX Edge

© 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 12th, 2025 at 8:00am EDT