

\$1,990,000 - 3903 7th, Brooklyn

MLS® #493863

\$1,990,000

0 Bedroom, 0.00 Bathroom, 2,448 sqft

Mixed Use / Store & Family

N/A, Brooklyn, New York

Prime NEWLY RENOVATED, TURNKEY MIXED-USE PROPERTY located in the heart of Sunset Park, offering stable commercial income and residential living. The BRICK HOUSE underwent a GUT RENOVATION IN 2017. The first-floor retail space is currently leased at \$3,100 per month with a 3% annual rent increase, ensuring steady cash flow from day one. Projected rental income totals approximately \$8,500 per month (\$102,000 annually), with the first floorâ€™including basement storageâ€™estimated at \$4,000/month, and the second-floor unit projected at \$4,500/month. Excellent potential for strong cap rate return.

The second floor features a bright and spacious 5-bedroom, 2-full bath, and one-half bath apartment with an open-concept living room and kitchenâ€™ideal for owner-occupancy or generating additional rental income.

The basement has convenient front and rear entrances and includes a half bathroom, offering flexible options for storage or other uses. Each unit is equipped with separate boilers, hot water heaters, and tenants are responsible for their own utilities, ensuring lower operating costs.

This well-maintained, move-in-ready property presents an exceptional investment opportunity in a high-demand location. Donâ€™t miss out on this rare chance!



Schedule a private showing today to secure both future appreciation and stable returns.

Built in 1899

Essential Information

MLS® #	493863
Price	\$1,990,000
Bathrooms	0.00
Square Footage	2,448
Year Built	1899
Type	Mixed Use / Store & Family
Sub-Type	Mixed Use
Status	Active

Community Information

Address	3903 7th
Area	Sunset Park
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11232

Interior

Interior	Hardwood, Tile
Interior Features	Restrooms - Public
Heating	Baseboard, Steam/Radiator
# of Stories	2
Has Basement	Yes
Basement	Finished

Exterior

Exterior	Brick
Exterior Features	Sign - Building
Lot Description	18.33X78
Roof	Flat
Construction	Brick
Foundation	Block

Additional Information

Date Listed	July 3rd, 2025
Days on Market	84
Zoning	M1-2
Tax	\$6,399

Listing courtesy of RE/MAX Edge

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