

\$2,280,000 - 5222 4th, Brooklyn

MLS® #493932

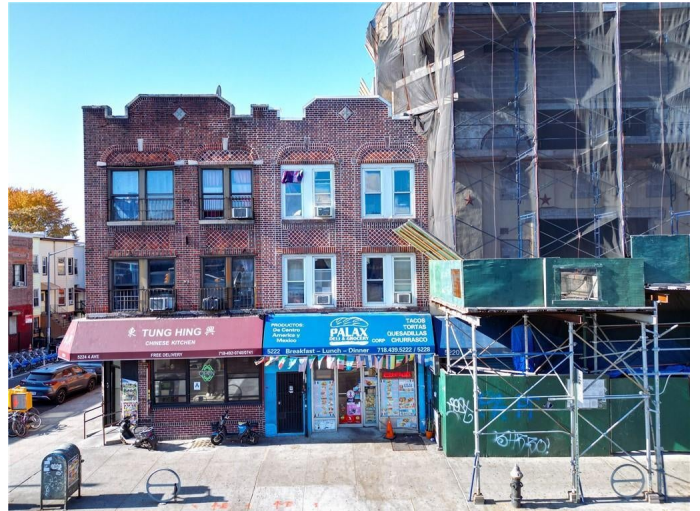
\$2,280,000

0 Bedroom, 0.00 Bathroom, 3,960 sqft

Mixed Use / Store & Family

N/A, Brooklyn, New York

This attached, 3-story brick building offers a prime opportunity to own in the thriving Sunset Park neighborhood. Zoned R7A, C2-4 with a generous buildable square footage of 7,268, this property is ideal for potential development or expansion. It features 2 residential units and 1 retail store. The building spans 18x100 feet for the commercial unit and 18x60 feet for the residential portion, sitting on a full lot. The ground floor is a retail store, currently operating as a business, paying. The store also covers the entire building's water fees and property taxes. The basement offers storage space currently being used for the store. On the second floor, there is a spacious 4-bedroom, 1-bathroom unit, while the third floor features a 3-bedroom, 1-bathroom apartment. All units have separate heating systems and hot water, and the tenants are responsible for all utilities. Total annual income of \$162,960. The owner's only expense is \$6,000 per year for insurance, making it a low-maintenance investment for the owner. Located in the busy 4th Avenue business district, the property benefits from significant foot traffic, making it ideal for commercial use. Residents and businesses will enjoy easy access to nearby amenities, including restaurants, shopping, banks, and more. Just minutes from the subway station, with access to the R train and B63 bus, this location offers unbeatable convenience for both businesses and residents.



Built in 1931

Essential Information

MLS® #	493932
Price	\$2,280,000
Bathrooms	0.00
Square Footage	3,960
Year Built	1931
Type	Mixed Use / Store & Family
Sub-Type	Mixed Use
Status	Active

Community Information

Address	5222 4th
Area	Sunset Park
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11220

Interior

Interior	Hardwood, Tile, Concrete, Other
Interior Features	Other
Heating	Hot Water
# of Stories	3
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior	Brick
Exterior Features	Other
Roof	Flat
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2025
Days on Market	105

Zoning	R7A
Tax	\$6,585

Listing courtesy of RE/MAX Edge

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