

\$2,398,000 - 8622 3rd, Brooklyn

MLS® #494428

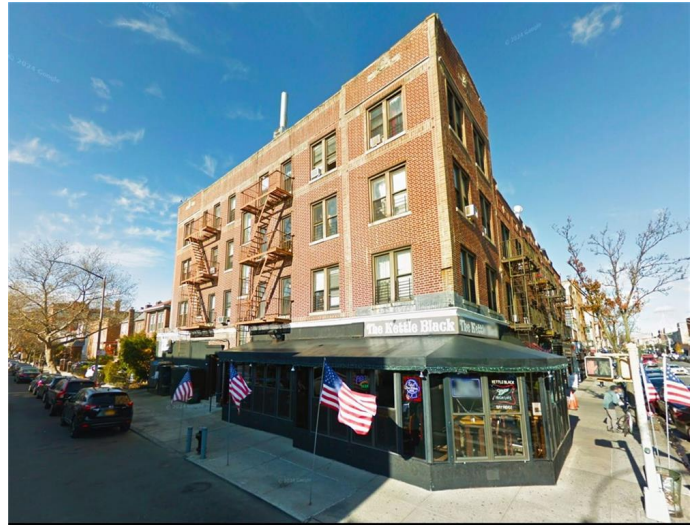
\$2,398,000

0 Bedroom, 0.00 Bathroom, 5,280 sqft

Mixed Use / Store & Family

N/A, Brooklyn, New York

Located in the heart of Bay Ridge, Brooklyn, offers a rare opportunity to own a well-maintained mixed-use brick building full of character and income potential. Built in 1926, this four-story property features a total of seven units—six residential apartments and one commercial retail space—spanning approximately 5,280 square feet on a 20'—80-foot lot. The ground floor is anchored by a spacious retail storefront, ideal for a stable commercial tenant and consistent rental income. The upper floors are home to six residential units, each featuring classic layouts, hardwood floors, and great natural light. A finished basement with a separate entrance adds flexible space for storage or potential amenity expansion. Situated just minutes from the R train at 86th Street and several bus lines, the building is perfectly positioned in one of Brooklyn's most warm and family-friendly neighborhoods. Residents enjoy close proximity to local favorites like The Kettle Black, boutique shopping, parks, and highly rated schools such as P.S. 185. The block itself is a bustling corridor with strong foot traffic and a tight-knit community feel. From an investment standpoint, the property offers diversified cash flow thanks to its mixed-use structure. This property is being offered at a competitive price for a motivated investor. For more information, including current rent roll and operating expenses, or to schedule a private tour, please get in touch today. Don't miss your chance to own a



piece of Bay Ridge with both charm and steady returns. Building has gone through a large Local Law Renovation recently!

Built in 1926

Essential Information

MLS® #	494428
Price	\$2,398,000
Bathrooms	0.00
Square Footage	5,280
Year Built	1926
Type	Mixed Use / Store & Family
Sub-Type	Mixed Use
Status	Active

Community Information

Address	8622 3rd
Area	Bay Ridge
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11209

Interior

Interior	Hardwood
Interior Features	Intercom
Heating	Steam/Radiator
# of Stories	4
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior	Brick
Exterior Features	None
Roof	Flat
Construction	Masonry
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Zoning	R6B
Tax	\$49,732

Listing courtesy of Jabour Realty Company

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