

\$2,175,000 - 3905 5th, Brooklyn

MLS® #494479

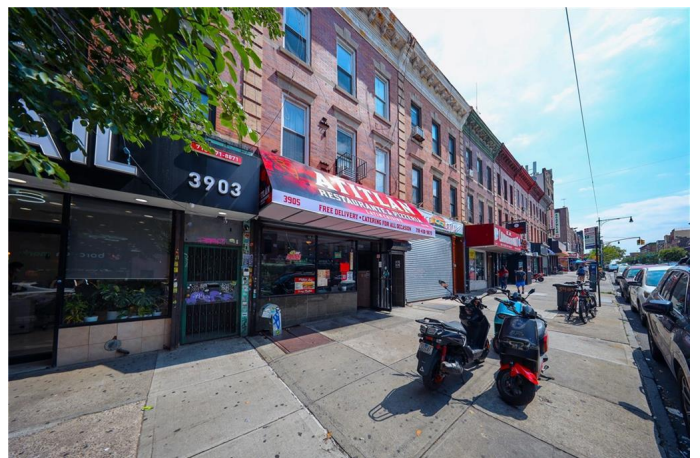
\$2,175,000

0 Bedroom, 0.00 Bathroom, 3,703 sqft

Mixed Use / Store & Family

N/A, Brooklyn, New York

Introducing a rare investment opportunity in bustling Sunset Park — a well-maintained mixed-use brick building featuring two spacious residential units over a high-income-producing commercial space. This property offers the perfect blend of stability, location, and long-term upside. The top-floor apartment boasts 3 bedrooms, while the second-floor unit offers 2 bedrooms — both in excellent condition with generously sized rooms, ample closet space, and abundant natural sunlight pouring in through oversized windows. Each unit has been meticulously maintained, making this an ideal option for owner-users or investors. The ground floor features a fully leased commercial unit currently occupied by a thriving pizzeria, generating strong monthly rental income of \$7,200. The commercial tenant also covers 75% of the water bill, offering additional relief to the building owner. A brand-new roof adds even more value and peace of mind for years to come. Ideally situated near 5th Avenue, you'll find an array of local favorites including grocery stores, cafes, bakeries, and banks. Just minutes to Industry City, Costco, and Sunset Park's famed waterfront. The property is close to the D, N, and R trains, ensuring an easy commute to Manhattan and Brooklyn's major hubs. Nearby schools, parks, and community centers make this a strong draw for both families and professionals. Whether you're looking to live, invest, or both — this is the kind of



versatile asset that checks all the boxes.

Built in 1919

Essential Information

MLS® #	494479
Price	\$2,175,000
Bathrooms	0.00
Square Footage	3,703
Year Built	1919
Type	Mixed Use / Store & Family
Sub-Type	Mixed Use
Status	Active

Community Information

Address	3905 5th
Area	Sunset Park
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11232

Interior

Interior	Hardwood, Tile
Interior Features	None
Heating	Baseboard
Has Basement	Yes
Basement	Cellar, Full

Exterior

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

Additional Information

Date Listed	July 26th, 2025
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Days on Market	72
Zoning	M1-2
Tax	\$30,597

Listing courtesy of RE/MAX Edge

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