$1,099,000 - 459 42nd, Brooklyn

MLS® #494513

$1,099,000
24 Bedroom, 8.00 Bathroom, 6,668 sqft
Multi-Family

N/A, Brooklyn, New York

Investor Special â€“ Turnkey Income Property! Fantastic opportunity for investors or end users seeking strong immediate rental income, offering a solid 6.33% cap rate. Property will be delivered as-is with tenants in place.   Discover this rare gemâ€”an 8-family building located in the heart of the sought-after Sunset Park neighborhood. Boasting eight spacious three-bedroom apartments across four stories, this property also includes a basement with a separate front entrance. â€¢ Building Dimensions: 27' x 65' â€¢ Lot Dimensions: 27' x 100' â€¢ Prime Location: Just minutes away from the vibrant 5th Avenue commercial district, brimming with dining, shopping, and entertainment options. Conveniently close to the R train, local buses, I-278, and the Belt Parkway, ensuring seamless accessibility. Zoning: R6Bâ€”offering significant growth and development potential. This is an investment opportunity you donâ€™t want to miss! Act fastâ€”it won't last!

Built in 1914

Essential Information

MLS® #	494513
Price	$1,099,000
Bedrooms	24
Bathrooms	8.00
Full Baths	8

Square Footage	6,668
Year Built	1914
Type	Multi-Family
Sub-Type	Multi-Family
Status	Active

Community Information

Address	459 42nd
Area	Sunset Park
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11232

Amenities

Amenities	Storage rooms
Features	Refrigerator, Stove

Interior

Interior	Hardwood, Laminate, Tile
Appliances	Refrigerator, Stove
Heating	Steam/Radiator
# of Stories	4
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior	Brick
Lot Description	26.67x100.17
Roof	Flat
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	July 28th, 2025
Days on Market	17
Zoning	R6B
Tax	$18,165

RE/MAX Edge

Setup Sheet for 459 42nd St, Brooklyn, NY 11232

Unit Breakdown & Income

Unit #	Current Rent / Month	Annual Rent
Unit 1F	$1,600	$19,200
Unit 1R	$1,900	$22,800
Unit 2F	$1,500	$18,000
Unit 2R	$1,400	$16,800
Unit 3F	$487	$5,844
Unit 3R	$950	$11,400
Unit 4F	$804	$9,648
Unit 4R	$89	$1,068
Total Rental Income		$104,760

Annual Operating Expenses

Real Estate Tax	$18,165
Insurance	$1,000
Water & Sewer	$8,000
Fuel / Cooking Gas / Heat	$6,000
Electricity	$600
Miscellaneous	$1,400
Total Expenses	$35,165

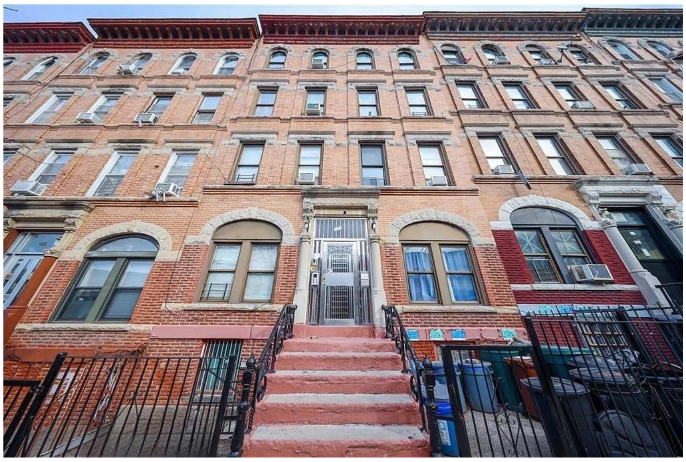
Financial Summary

Annual Gross Income	$104,760
Annual Operating Expenses	$35,165
Net Operating Income (NOI)	$69,595

CAP RATE Calculation

Price: $1,099,000

CAP Rate: 69,595 / 1,099,000 = 6.33%



Listing courtesy of RE/MAX Edge