

\$2,600,000 - 854 44th, Brooklyn

MLS® #494528

\$2,600,000

21 Bedroom, 11.00 Bathroom, 5,625 sqft

Multi-Family

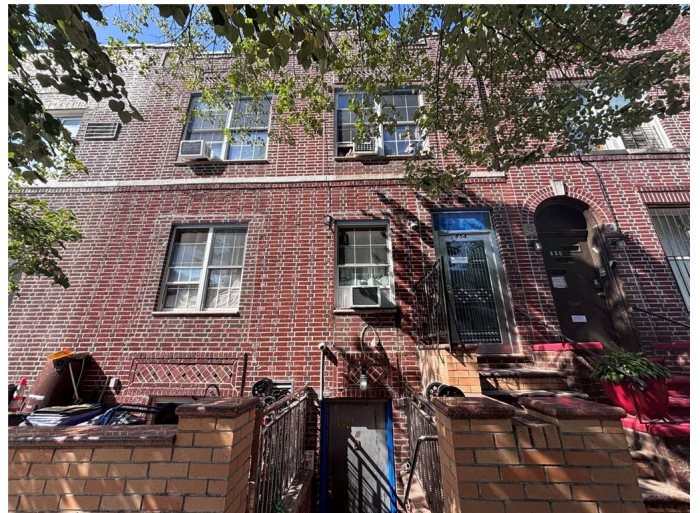
N/A, Brooklyn, New York

An exceptional opportunity to own a **fully renovated, oversized 3-family brick house** in the heart of **Sunset Park**, Brooklyn. Located at 8th ave , this impressive **25' x 75' building** sits on a full **25' x 100' lot**, offering grand proportions and unmatched versatility.

Each unit has been thoughtfully renovated with **high-quality materials**, featuring **modern finishes**, a **well-designed layout**, and **separate heating and hot water systems** for maximum efficiency and independence. The home underwent a full systems upgrade just a few years ago, including **new electric wiring and plumbing** throughout.

A beautifully finished **high-ceiling basement** with a **separate entrance** offers additional living or recreational space, perfect for extended family use or storage.

Zoned **R6** with a **Residential FAR of 2.43** and **Facility FAR of 4.8**, the property presents excellent **development potential** while functioning as a turnkey, income-generating asset. The stately brick facade, extra-large interiors, and impeccable condition make this property a rare find. Located just **minutes from the D train**, this residence provides convenient access to Manhattan, shopping, dining, and schools.



Whether you are an investor, developer, or end-user, This house delivers timeless value and modern comfort in one of Brooklyn’s most sought-after neighborhoods.

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Essential Information

MLS® #	494528
Price	\$2,600,000
Bedrooms	21
Bathrooms	11.00
Full Baths	11
Square Footage	5,625
Type	Multi-Family
Sub-Type	Multi-Family
Status	Active

Community Information

Address	854 44th
Area	Sunset Park
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11220

Amenities

Amenities	Bike Rooms
Features	Other

Interior

Interior	Other
Heating	Other
# of Stories	3
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior	Brick
Roof	Other
Construction	Brick
Foundation	Other

Additional Information

Date Listed	July 29th, 2025
Days on Market	73
Zoning	r6
Tax	\$10,746

Listing courtesy of RE/MAX Edge

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