

\$1,500,000 - 2159 2nd, Brooklyn

MLS® #495013

\$1,500,000

6 Bedroom, 6.00 Bathroom, 4,320 sqft

Multi-Family

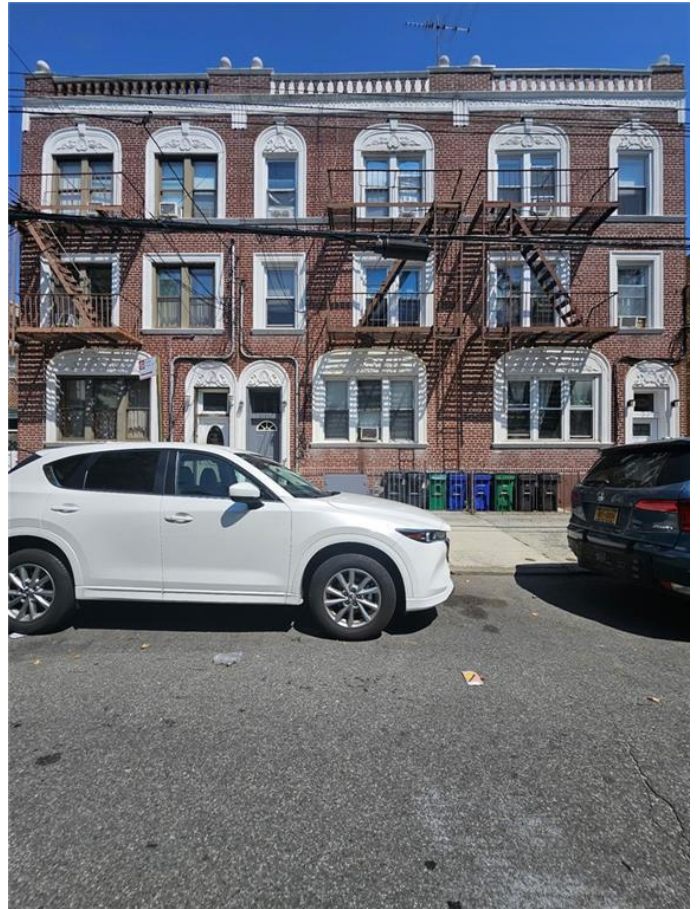
N/A, Brooklyn, New York

Prime Avenue U / MidWood Location – Turnkey Six-Family Income Producer, Exceptional investment opportunity in a well-maintained six-family building (20' x 72' on a 20' x 100' lot) with a clean inspection record, including roof, electrical, gas, water, and Local Law 11 requirements. All units are one-bedroom apartments, fully leased except one apartment is empty now, it with annual rent increases of 3% for 1-year leases and 4.5% for 2-year leases. Current annual income is approximately \$111,000, and low annual expenses around \$29,200, generating a strong 5.5% cap rate. Building is located near Avenue U's vibrant shopping, dining, and services, close to top-rated school P.S 95, parks, and transportation F train with quick access to Manhattan. This is a true cash-flow property – no major repairs needed, immediate rental income, and long-term growth potential in a sought-after neighborhood.

Built in 1928

Essential Information

MLS® #	495013
Price	\$1,500,000
Bedrooms	6
Bathrooms	6.00
Full Baths	6



Square Footage	4,320
Year Built	1928
Type	Multi-Family
Sub-Type	Multi-Family
Status	Active

Community Information

Address	2159 2nd
Area	Gravesend
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11223

Amenities

Amenities	NONE
Features	Refrigerator, Stove

Interior

Interior	Hardwood, Tile
Appliances	Refrigerator, Stove
Heating	Steam/Radiator
# of Stories	3
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior	Brick
Roof	Rubber
Construction	Brick
Foundation	Block

Additional Information

Date Listed	August 13th, 2025
Days on Market	39
Tax	\$15,005

Listing courtesy of RE/MAX Edge



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