

\$1,180,000 - 345 46th, Brooklyn

MLS® #495210

\$1,180,000

8 Bedroom, 0.00 Bathroom, 2,700 sqft

Multi-Family

N/A, Brooklyn, New York

Prime Sunset Park Opportunity â€” 2-Family Home with Development Potential

Here is your chance to own a property in the heart of Sunset Park, one of Brooklynâ€™s most desirable and rapidly transforming neighborhoods.

This high-income potential 2-family home offers 3 stories above ground plus a fully finished basement. The building measures 20 Ã— 45 on a 20 Ã— 100 lot. With R6B zoning and an FAR of 2, you may be able to expand an additional 1,542 sq. ft., bringing the total potential to approximately 4,006 sq. ft.

Perfectly located just minutes from the subway, Industry City, Sunset Park, and bustling 3rd & 4th Avenue corridors, youâ€™ll enjoy easy access to popular restaurants, cafes, bars, and retail shops. Public transportation options provide a quick commute to Downtown Brooklyn and Manhattan. Donâ€™t miss this opportunity!

Built in 1910

Essential Information

MLS® #	495210
Price	\$1,180,000
Bedrooms	8
Bathrooms	0.00



Full Baths	3
Square Footage	2,700
Year Built	1910
Type	Multi-Family
Sub-Type	Multi-Family
Status	Active

Community Information

Address	345 46th
Area	Sunset Park
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11220

Amenities

Amenities	NONE
Features	Refrigerator, Stove, Other

Interior

Interior	Tile, Other
Appliances	Refrigerator, Stove
Heating	Hot Water
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior	Vinyl Siding, Other
Roof	Flat
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	August 24th, 2025
Days on Market	42
Zoning	R6B
Tax	\$4,318

Listing courtesy of Tiger Realty

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