

\$928,000 - 462 52nd, Brooklyn

MLS® #495768

\$928,000

0 Bedroom, 0.00 Bathroom, 3,683 sqft
Commercial

N/A, Brooklyn, New York

This is a great opportunity to purchase a fully leased commercial property. The property is currently rented to a well-established adult day care center, generating \$4,120 per month in rental income, or \$49,440 annually, this translates to a solid cap rate of approximately 5.33%. This property offers excellent long-term flexibility and upside potential. With a future owner has the option to lease or sell the units individually, combine them in different configurations, or continue renting to a single tenant. The current tenant has been consistent and stable, but there is opportunity to increase income by bringing in multiple tenants at market rates or by repositioning the property for higher value uses. Located in a high-demand area with strong visibility and access to local transportation and amenities, this is a strong addition to any investment portfolio. Whether you're an investor seeking cash flow, a business owner looking to occupy one or more units, or a buyer exploring 1031 exchange options, this property offers flexibility, stability, and potential for growth. To schedule a showing or request full financials, contact us today.



Essential Information

MLS® #	495768
Price	\$928,000
Bathrooms	0.00

Square Footage	3,683
Type	Commercial
Sub-Type	Commercial
Status	Active

Community Information

Address	462 52nd
Area	Sunset Park
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11220

Interior

Interior Features	Other
# of Stories	6
Basement	Other

Exterior

Exterior Features	Other
Roof	Flat
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	4
Zoning	R6B
Tax	\$2,697

Listing courtesy of Tiger Realty