

\$2,190,000 - 2339 Bath, Brooklyn

MLS® #496661

\$2,190,000

0 Bedroom, 0.00 Bathroom, 5,358 sqft

Mixed Use / Store & Family

N/A, Brooklyn, New York

Don't miss this rare opportunity to own a well-maintained, cash-producing mixed-use 5-family building in the heart of Bath Beach. This non-stabilized, free-market property offers excellent investment potential with strong income and flexibility. The building features one ground-floor commercial unit currently operating as a salon (with 2 years remaining on the lease) and 5 residential units in great condition including 4 spacious 1-bedroom apartments and one 2-bedroom unit. All tenants are reliable, and none of the units are rent-stabilized or under lease, providing maximum rental flexibility. Building Size: 22 ft Ã— 82 ft, Lot Size: 22 ft Ã— 100 ft; Gross Annual Income: Approx. \$153,600; Net Operating Income (NOI): Approx. \$116,135; Annual Insurance: \$8,000; Total Expenses: Approx. \$37,465. All residential units have been renovated within the past 5 years, featuring high ceilings and excellent overall condition. It's just minutes from bus stops, the D train, the vibrant 86th Street shopping corridor, and with easy access to the Belt Parkway making this a truly convenient and desirable investment opportunity!

Built in 1945

Essential Information

MLS® # 496661

Price \$2,190,000



Bathrooms	0.00
Square Footage	5,358
Year Built	1945
Type	Mixed Use / Store & Family
Sub-Type	Mixed Use
Status	Active

Community Information

Address	2339 Bath
Area	Bath Beach
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11214

Interior

Interior	Tile, Other
Interior Features	Other
Heating	Hot Water
# of Stories	3
Has Basement	Yes
Basement	Full, Other

Exterior

Exterior	Brick
Exterior Features	Other
Roof	Flat
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2025
Days on Market	1
Zoning	R5
Tax	\$17,265

Listing courtesy of Tiger Realty

be interested in purchasing. Information is deemed reliable but is not guaranteed accurate by the MLS or [INSERT BROKER NAME].Data last updated: October 26th, 2025 at 11:15pm EDT