

\$2,199,000 - 46 Bay 37th, Brooklyn

MLS® #496853

\$2,199,000

0 Bedroom, 5.00 Bathroom, 3,960 sqft

Multi-Family

N/A, Brooklyn, New York

Rare opportunity to own an oversized, custom-built 4-family brick home with a private driveway for up to 3 cars in the heart of Bensonhurst! Proudly built and occupied by the original owner since 1963, South-facing orientation (sitting North, facing South) provides abundant natural light, this meticulously maintained property is in move-in condition, and the house will be delivered vacant – a perfect chance for both end-users and investors. The house offers a total of 3,960 sqft of living space, plus an additional 1,408 sqft basement. All units have separate entrances. First Floor 22' x 64', totaling 1,408 sqft and divided into two apartments (1F & 1R), approximately 700 sqft each. Second Floor 22' x 58' (excluding balconies) and features a spacious 3-bedroom layout with a living room and front & rear balconies. The third floor, also 22' x 58', offers a bright and airy 4-bedroom configuration. Basement 22'x64' providing additional usable space. Utilities include 4 gas meters and 5 electric meters. Just minutes from the subway, and within a top-rated school zone, close to supermarkets, banks, restaurants, and all daily conveniences. Perfect for self-use with rental income or as a full investment property – stable high rental return potential Whether for self-use with rental income or a full investment property, this is a rare gem you don't want to miss! .

Built in 1963



Essential Information

MLS® #	496853
Price	\$2,199,000
Bathrooms	5.00
Full Baths	4
Square Footage	3,960
Year Built	1963
Type	Multi-Family
Sub-Type	Multi-Family
Status	Active

Community Information

Address	46 Bay 37th
Area	Bath Beach
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11214

Amenities

Amenities	NONE
Features	None

Interior

Interior	Hardwood, Tile
Heating	Hot Water
# of Stories	3
Has Basement	Yes
Basement	Finished, Full, Separate Entrance

Exterior

Exterior	Brick
Roof	Pitched
Construction	Brick
Foundation	Block

Additional Information

Date Listed	October 23rd, 2025
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Days on Market 1
Zoning R5
Tax \$25,375



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