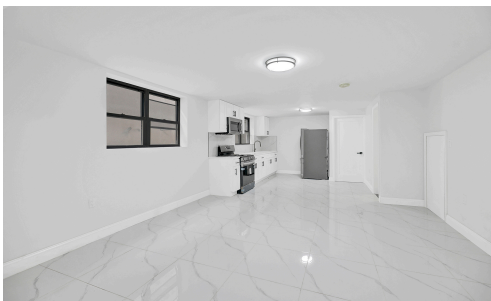




3013
Brighton 5th St



Presenting a fully detached Class C5 multi-family property offering exceptional versatility and strong income-producing potential, delivered completely renovated and fully vacant for immediate occupancy or investment positioning. The layout features two well-appointed one-bedroom units on the first floor (front and rear, each offering three-room configurations), a spacious full four-bedroom apartment on the second level, and a walk-down level showcasing a full two-bedroom residence with an open-concept floorplan. This turnkey asset is projected to generate approximately \$11,000 per month, or \$130,000 annually, yielding an estimated 8% cap rate—making it an outstanding opportunity for investors, including those seeking a strategic 1031 exchange. The property features a newly installed roof, upgraded stucco siding, and energy-efficient windows, complemented by meticulously designed custom kitchens and upscale, luxurious bathrooms throughout. The property has been comprehensively updated, including new electrical wiring and plumbing, and is enhanced by modern, energy-efficient mini-split heating and cooling systems for year-round comfort and performance. Additional features include a shared driveway with rear parking and private yard for entertaining. A highly convenient location near an array of restaurants, cafes, shops, gyms, medical offices, and excellent transportation options including the B1 and B68 bus lines, as well as the B and Q trains, with close proximity to Brighton Beach.

Asking Price: \$1,388,000

Walk-In: 2 BR, 1 ¾ BA
 1F: 1 BR, 1 ¾ BA
 1R: 1 BR, 1 ¾ BA
 2: 4 BR, 1 ¾ BA

Lot Size: 26.67' x 100'
 Lot Sq. Ft.: 2,667
 Zoning: R6
 Parking: Shared Drwy

Building Size: 19' x 53'
 Building Sq. Ft.: ~2,514
 Taxes: \$13,195/Yr.
 GPR: \$130,000/Yr.

Delton Cheng

Licensed R.E. Broker, Owner

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