

4801 16th Avenue

Borough Park | Brooklyn

 **Douglas Elliman**
COMMERCIAL





OFFERING HIGHLIGHTS

FOR SALE: 4801 16th Avenue

Home to Lieberman's Luncheonette for over 60 years, this prominent corner has been a proven Borough Park retail destination.

Features

Offering a rare corner opportunity in Borough Park, Brooklyn, this property. This approximately 1,600-square-foot, two-story corner building is offered for sale in the heart of Borough Park, Brooklyn. Situated along one of the neighborhood's established commercial corridors, the property presents an opportunity for an owner-user, investor, or redevelopment, subject to applicable zoning and approvals. Built in 1931, the property occupies a 20' x 40' corner lot zoned R6/C1-3, offering approximately 2,300 square feet of additional development potential.

Neighbors

Positioned on a prominent corner along 16th Avenue and directly across from Chase Bank, the property benefits from strong visibility and pedestrian and vehicular exposure. The property is situated within an established commercial corridor featuring a diverse mix of retail, restaurant, and financial services.

Location/Accessibility

Located in Borough Park, Brooklyn, the property is served by the F train at 18th Avenue, the D train at 55th Street, and the B8 and B11 bus routes. McDonald Avenue, Ocean Parkway, and the Gowanus Expressway provide access to Lower Manhattan in approximately 30 minutes by car and 35 minutes by subway, depending on traffic and service conditions.



Adam Gerber
Lic. R.E. Salesperson
516.662.0692
adam.gerber@elliman.com

Rick Rosa
Lic. R.E. Broker
646.299.2096
rick.rosa@elliman.com

Shahriar Zim
Lic. R.E. Salesperson
347.806.0353
shahriar.zim@elliman.com

 **Douglas Elliman**
COMMERCIAL

FOR SALE

4801 16TH AVENUE

BOROUGH PARK, BROOKLYN

SUMMARY	
Address	4801 16th Avenue Brooklyn, NY 11204
Neighborhood	Borough Park
Borough	Brooklyn
Block	5448
Lot	10
BUILDING/LOT INFORMATION	
Building Class	Retail with Other (K5)
Year Built	1931
Lot/Building Dimensions	20' x 40'
Building Square Feet	1,600
Lot Square Feet	803
Units in Building	2 Units
ZONING/FAR	
Zoning	R6, C1-3
FAR (as standing)	2.0
FAR (Max Buildable)	2.43 (Resi.) / 4.8 (Facility)
Usable floor area (as standing)	1,600
Max buildable area	1,951 (Resi.) / 3,854 (Facility)
Add'l. Usable Floor Area from Current Bldg.	351 (Resi.) / 2,254 (Facility)
TAX INFORMATION	
Property Taxes (25/26)	\$11,940
(E) Property Taxes (26/27)	\$11,851
Tax Class	4

All figures shown above are approximates and should be verified by your own attorney, architect or zoning expert.
FAR = Floor Area Ratio (E) = Estimated



BUILDING HIGHLIGHTS

575 MADISON AVENUE, NY, NY 10022. 212.891.7000 © 2024 DOUGLAS ELLIMAN REAL ESTATE. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, FLOOR PLANS, CONFIGURATIONS, BUILDING SERVICES, AND ZONING INFORMATION SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT, OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY.

Adam Gerber
Lic. R.E. Salesperson
516.662.0692
adam.gerber@elliman.com

Rick Rosa
Lic. R.E. Broker
646.299.2096
rick.rosa@elliman.com

Shahriar Zim
Lic. R.E. Salesperson
347.806.0353
shahriar.zim@elliman.com

 **Douglas Elliman**
COMMERCIAL

4801 16th Ave Income & Expenses - Current Rent 2026						Pro-Forma	
Description	Status	Type	BD/BA	Monthly Revenue/Rent	Annual Rent	Monthly Revenue/Rent	Annual Rent
Unit 1	Occupied	Free Market	Retail	\$16,000	\$192,000	\$16,000	\$192,000
Unit 2	Vacant	Free Market	2/1	\$0	\$0	\$2,500	\$30,000
				Annual Income:	\$192,000	\$222,000	
ESTIMATED ANNUAL EXPENES					Current	Example 1	
Real Estate Taxes					\$11,940	\$11,940	
Water & Sewer					\$2,000	\$2,000	
Insurance					\$3,500	\$3,500	
Accounting/Legal					\$0	\$0	
				Annual Expense:	\$17,440	\$17,440	
Annual Gross Income					\$192,000	\$222,000	
Annual Gross Expense					\$17,440	\$17,440	
Net Operating Income					\$174,560	\$204,560	
				Cap Rate:	6%	6%	
				Implied Valuation:	\$2,909,333	\$3,409,333	

INCOME & EXPENSES

Adam Gerber

Lic. R.E. Salesperson

516.662.0692

adam.gerber@elliman.com

Rick Rosa

Lic. R.E. Broker

646.299.2096

rick.rosa@elliman.com

Shahriar Zim

Lic. R.E. Salesperson

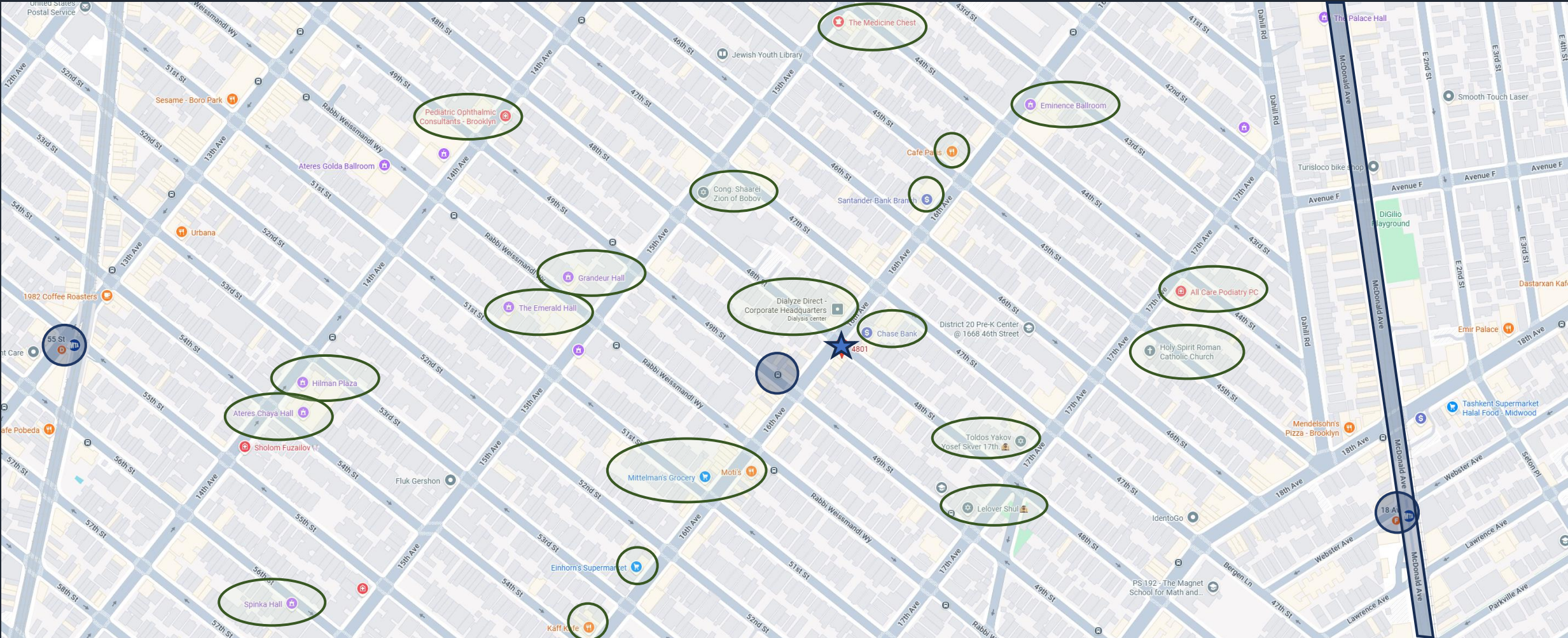
347.806.0353

shahriar.zim@elliman.com

Douglas Elliman

COMMERCIAL

575 MADISON AVENUE, NY, NY 10022. 212.891.7000 © 2024 DOUGLAS ELLIMAN REAL ESTATE. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, FLOOR PLANS, CONFIGURATIONS, BUILDING SERVICES, AND ZONING INFORMATION SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT, OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY.



NEIGHBORHOOD MAP

575 MADISON AVENUE, NY, NY 10022. 212.891.7000 © 2024 DOUGLAS ELLIMAN REAL ESTATE. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, FLOOR PLANS, CONFIGURATIONS, BUILDING SERVICES, AND ZONING INFORMATION SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT, OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY.

Adam Gerber
Lic. R.E. Salesperson
516.662.0692
adam.gerber@elliman.com

Rick Rosa
Lic. R.E. Broker
646.299.2096
rick.rosa@elliman.com

Shahriar Zim
Lic. R.E. Salesperson
347.806.0353
shahriar.zim@elliman.com

 **Douglas Elliman**
COMMERCIAL



UNIT 1 PHOTOS

575 MADISON AVENUE, NY, NY 10022. 212.891.7000 © 2024 DOUGLAS ELLIMAN REAL ESTATE. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, FLOOR PLANS, CONFIGURATIONS, BUILDING SERVICES, AND ZONING INFORMATION SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT, OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY.

Adam Gerber
Lic. R.E. Salesperson
516.662.0692
adam.gerber@elliman.com

Rick Rosa
Lic. R.E. Broker
646.299.2096
rick.rosa@elliman.com

Shahriar Zim
Lic. R.E. Salesperson
347.806.0353
shahriar.zim@elliman.com

Douglas Elliman
COMMERCIAL



UNIT 2 PHOTOS

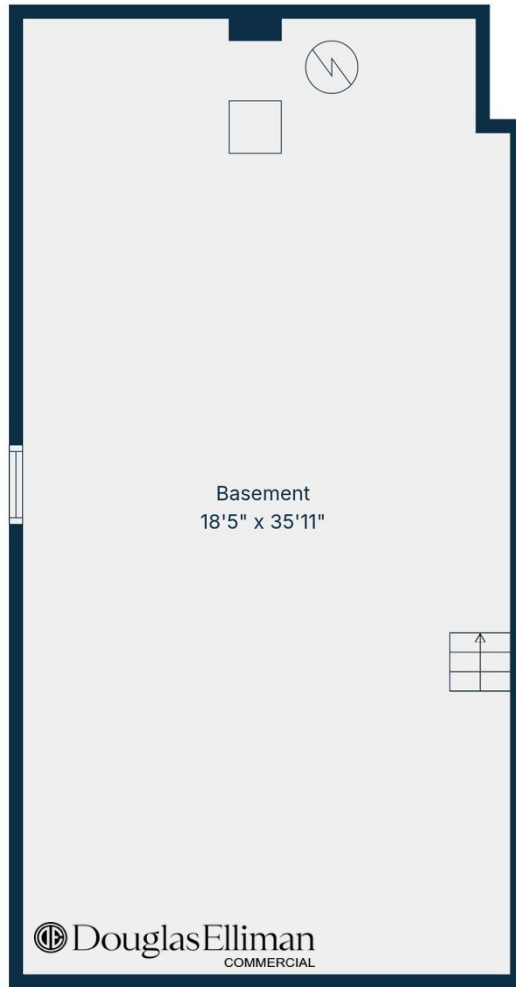
575 MADISON AVENUE, NY, NY 10022. 212.891.7000 © 2024 DOUGLAS ELLIMAN REAL ESTATE. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, FLOOR PLANS, CONFIGURATIONS, BUILDING SERVICES, AND ZONING INFORMATION SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT, OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY.

Adam Gerber
Lic. R.E. Salesperson
 516.662.0692
adam.gerber@elliman.com

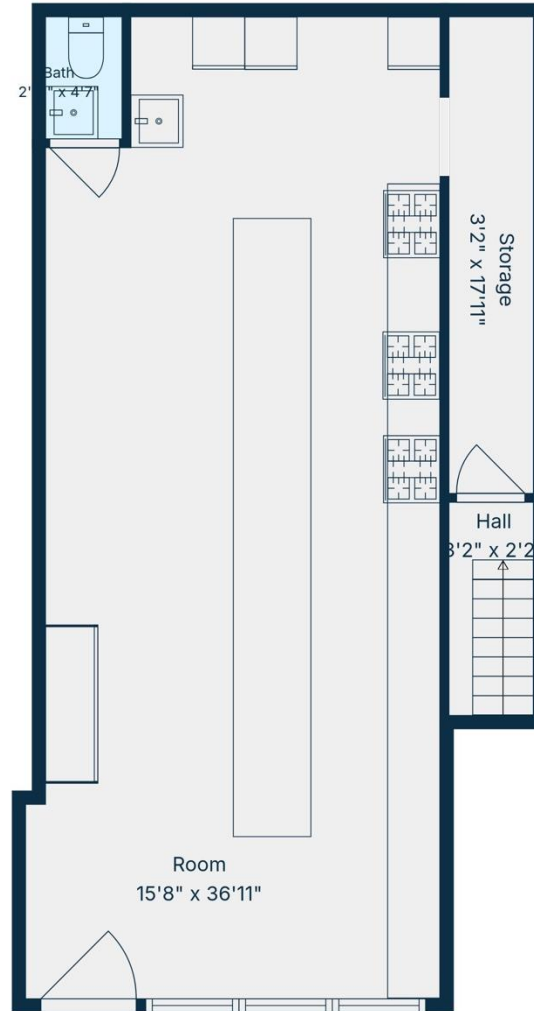
Rick Rosa
Lic. R.E. Broker
 646.299.2096
rick.rosa@elliman.com

Shahriar Zim
Lic. R.E. Salesperson
 347.806.0353
shahriar.zim@elliman.com

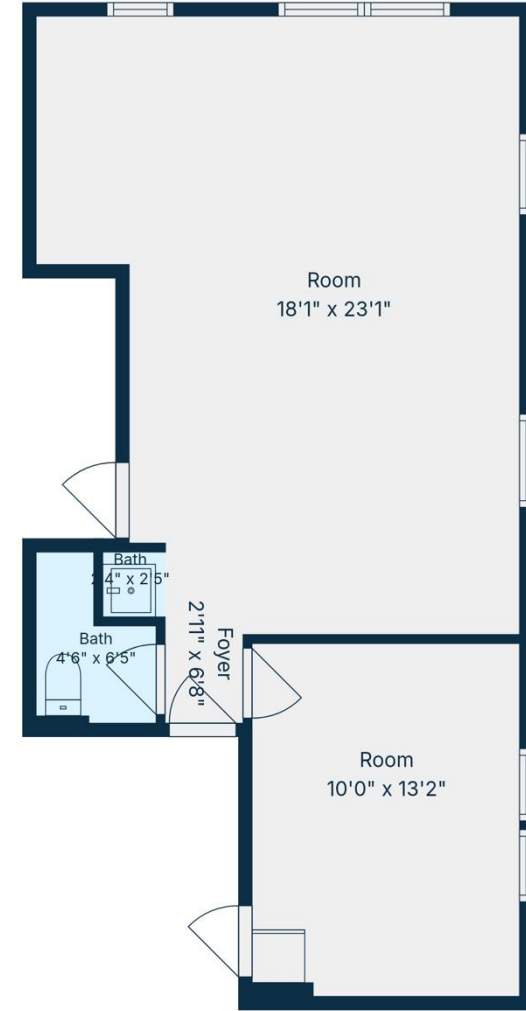
 **Douglas Elliman**
 COMMERCIAL



Basement



1st Floor



2nd Floor

FLOORPLAN

Adam Gerber
Lic. R.E. Salesperson
516.662.0692
adam.gerber@elliman.com

Rick Rosa
Lic. R.E. Broker
646.299.2096
rick.rosa@elliman.com

Shahriar Zim
Lic. R.E. Salesperson
347.806.0353
shahriar.zim@elliman.com

DouglasElliman
COMMERCIAL

575 MADISON AVENUE, NY, NY 10022. 212.891.7000 © 2024 DOUGLAS ELLIMAN REAL ESTATE. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, FLOOR PLANS, CONFIGURATIONS, BUILDING SERVICES, AND ZONING INFORMATION SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT, OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY.

DUPLICATE

9163

OFFICE OF THE PRESIDENT OF THE BOROUGH OF BROOKLYN
BUREAU OF BUILDINGS

CERTIFICATE OF OCCUPANCY

(ISSUED PURSUANT TO ARTICLE 1, SECTION 5, BUILDING CODE)

BROOKLYN, N. Y., Aug 30 192 "

This is to certify that the NEW BUILDING

Located at 441 16th Ave East
Has been COMPLETED substantially according to the approved plans and specifications and the requirements of the BUILDING CODE, and PERMISSION is hereby granted for the OCCUPANCY of said building for the following purposes: "

For family + store

Permit No. 36901

Per. [Signature] Superintendent of Buildings

10 D-2114-20-11

CERTIFICATE OF OCCUPANCY

575 MADISON AVENUE, NY, NY 10022. 212.891.7000 © 2024 DOUGLAS ELLIMAN REAL ESTATE. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, FLOOR PLANS, CONFIGURATIONS, BUILDING SERVICES, AND ZONING INFORMATION SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT, OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY.

Adam Gerber
Lic. R.E. Salesperson
516.662.0692
adam.gerber@elliman.com

Rick Rosa
Lic. R.E. Broker
646.299.2096
rick.rosa@elliman.com

Shahriar Zim
Lic. R.E. Salesperson
347.806.0353
shahriar.zim@elliman.com

 Douglas Elliman
COMMERCIAL



**For inquiries
Please contact:**



Adam Gerber

Licensed Real Estate Salesperson

M 516.662.0692

adam.gerber@elliman.com



Juan (Rick) Rosa

Licensed Real Estate Broker

M 646.299.2096

rick.rosa@elliman.com



Shahriar Zim

Licensed Real Estate Salesperson

M 347.806.0353

shahriar.zim@elliman.com