

BASELINE

REAL ESTATE ADVISORS

EXCLUSIVE LISTING:

57 4th Ave

**Prime Park Slope
5 Unit Mixed Use Corner Building with
4,939 SF of Available Air Rights**



BASELINE
REAL ESTATE ADVISORS

MICHAEL SHERMAN | Founder

Baseline Real Estate Advisors | www.BaselineRealEstate.com

(631) 235-9741 | MICHAEL@BASELINEREALESTATE.COM

BASELINE

REAL ESTATE ADVISORS

Property Information

Location

57 4th Avenue, Brooklyn, NY 11217

Building Size

4,526 SF

Lot Size

1,573 SF (19.67ft x 80ft)

Units

5 Units | 2 Retail | All 3 Bed/2 Baths

Air Rights

4,939 SF of Air Rights Remaining

Notes

Prime Park Slope

Located at corner of 4th Ave & Bergen St

4-Story Walkup

All 3-Bedroom / 2 Bath Apartments

Luxury Finishings

All Free-Market Units

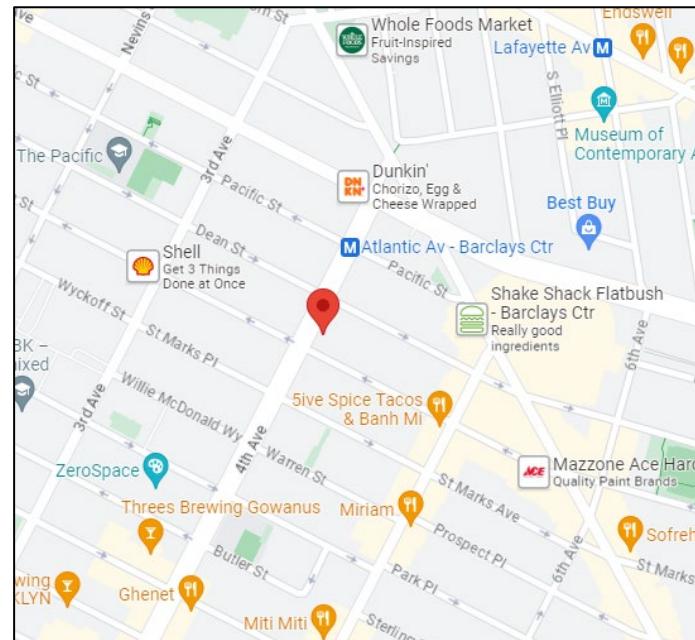
4,939 SF of Air Rights

One block from the Barclays Center

Steps from over 10 subway lines

Financials

Residential	3	\$174,000
Commercial	2	\$188,015
Reimbursement & Fees		\$7,901
Total Income		\$369,916
Real Estate Taxes	2A	\$29,760
Utilities		\$15,200
Insurance		\$13,861
Maintenance		\$7,687
Management		\$10,860
Total Expenses		\$77,368
Net Operating Income		\$292,548



Asking Price: \$4,850,000

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omission, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as to the condition of the property of any hazards contained therein nor are any implied.

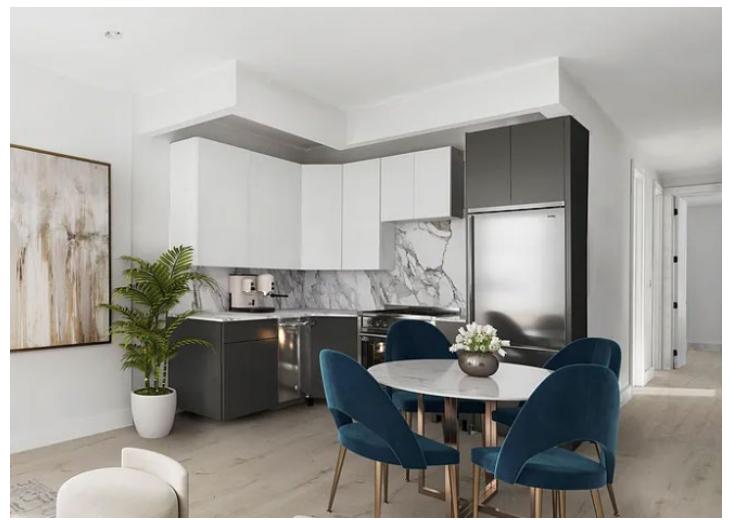
(631) 235-9741 | MICHAEL@BASELINEREALESTATE.COM

RENT ROLL

Unit	Type/Tenant	Lease Start	Lease End	Gross Rent
Retail 1	Canteen Deli (1,000 SF)	01/01/2019	12/31/2026	\$9,965.47
Retail 2	New China Wok (500 SF)	12/04/2019	11/30/2029	\$5,702.44
3	3 BR / 2 Bath	05/04/2024	9/09/2026	\$5,000.00
4	3 BR / 2 Bath	10/01/2020	3/31/2026	\$5,000.00
5	3 BR / 2 Bath	12/01/2022	MTM	\$4,500.00
Monthly Total				\$30,167.91
Annual Total				\$362,014.92

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omission, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as to the condition of the property or any hazards contained therein nor are any implied.

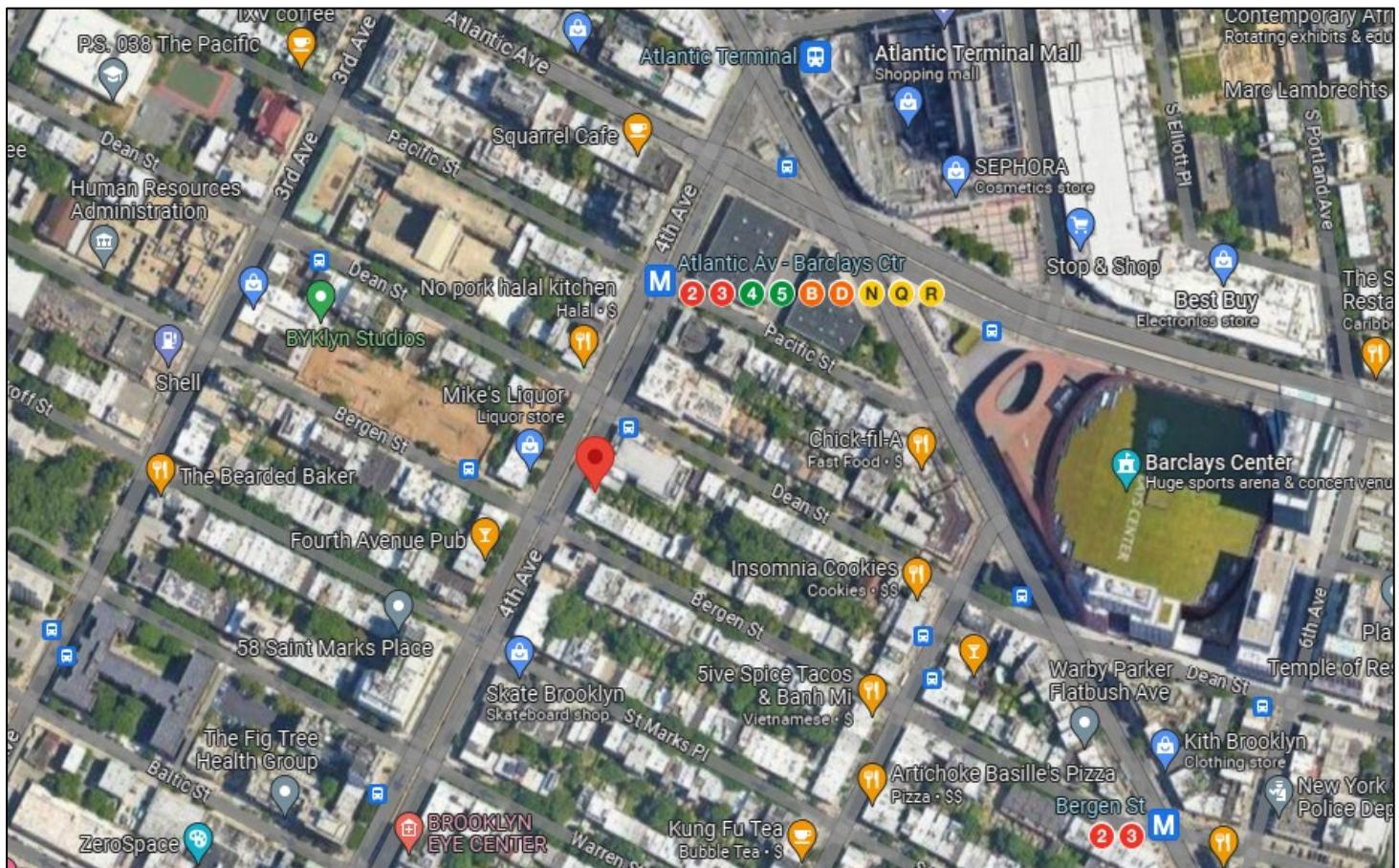
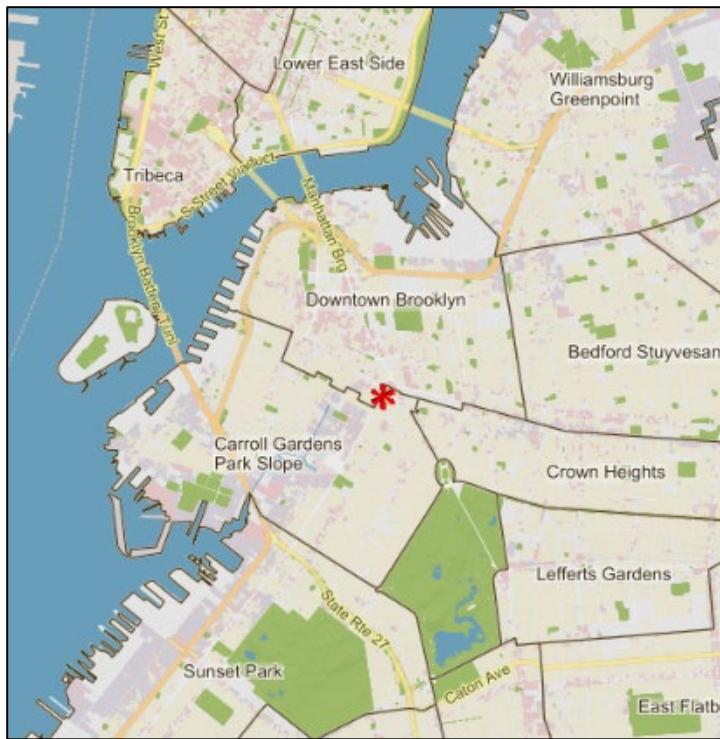
IMAGES



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omission, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as to the condition of the property or any hazards contained therein nor are any implied.

(631) 235-9741 | MICHAEL@BASELINEREALESTATE.COM

AREA MAPS



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omission, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as to the condition of the property of any hazards contained therein nor are any implied.