

FOR SALE: THREE STORY MULTI-FAMILY BUILDING  
SUNSET PARK, BROOKLYN

532 39<sup>th</sup> Street, Brooklyn, NY 11232



### Building Analysis

<b>Address</b>	<b>532 39<sup>th</sup> Street Brooklyn, NY 11232</b>
<b>Block/Lot</b>	913/18
<b>Neighborhood</b>	Sunset Park
<b>Cross Streets</b>	5 <sup>th</sup> Avenue & 6 <sup>th</sup> Avenue
<b>Asset Type</b>	Multi-Family
<b>Number of Units</b>	6
<b>Lot Size</b>	25' x 100.17'
<b>Lot SF</b>	2,504 SF
<b>Building Size</b>	25' x 69'
<b>Building SF</b>	4,857 SF
<b>Number of Stories</b>	3
<b>Zoning</b>	M1-2
<b>FAR (As Built)</b>	2 (1.94)
<b>Buildable</b>	5,008 SF
<b>Year Built (Renovated)</b>	1925 (1959)
<b>Taxes ('24)</b>	\$18,213
<b>Tax Class</b>	2A

### Highlights & Remarks

- Subject property is a 6-unit multi-family building located in the center of the Sunset Park neighborhood of Brooklyn.
- Building has recently been through a massive updating of the common area / hallways and is well maintained.
- Property is located a couple blocks away from Costco & Industry City.

**Price: \$833,758.00**

**Cap: 7.5%**

**GRM: 8.62**

For more information, contact advisor:

**Mike Sezan | Licensed Real Estate Salesperson**

**O: 646.363.6213 | C: 718-578-0546 | E: Mike@assetcrg.com**

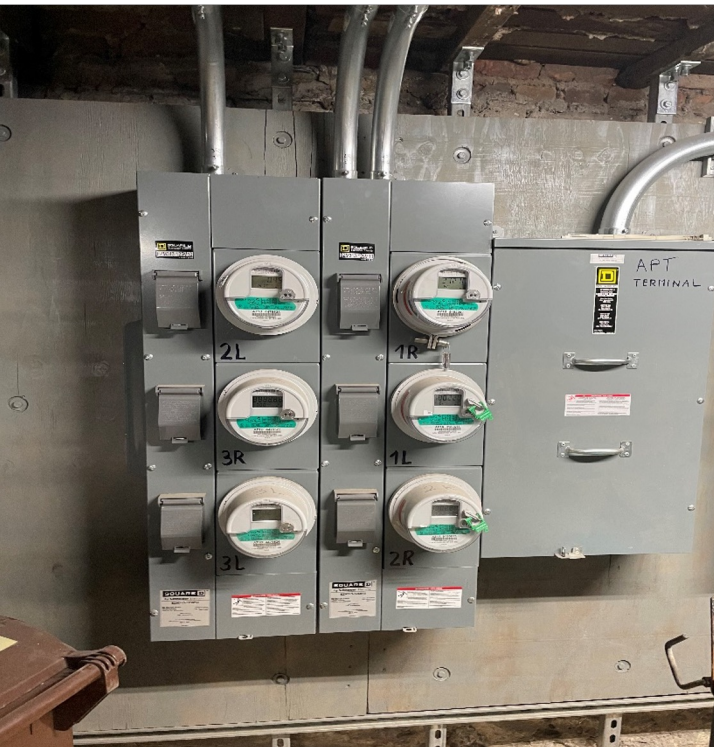




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## Property Photos



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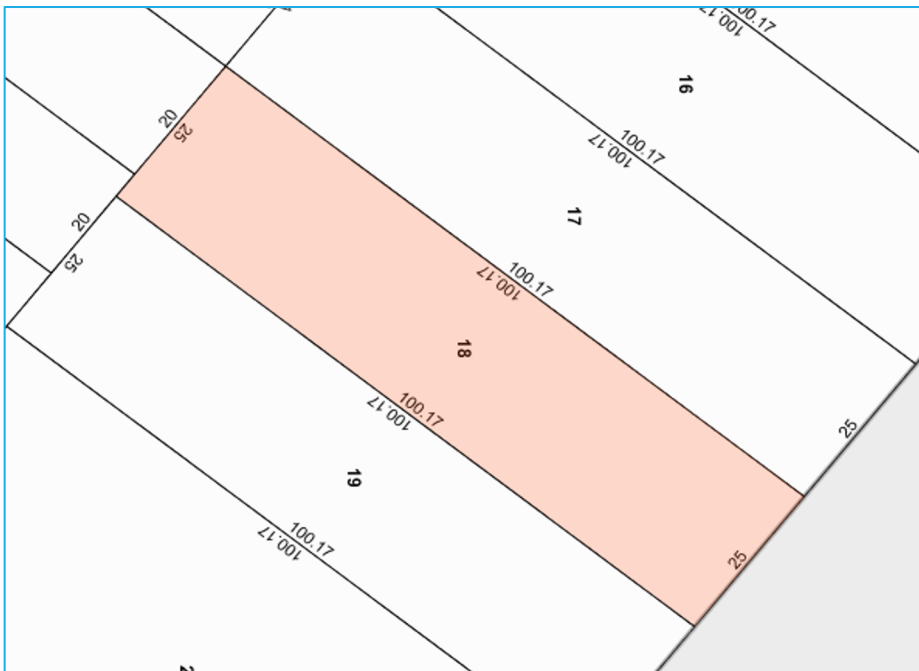


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### Map/Tax Map



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