

# HENRY'S

433 7 TH AVE

## BUBBLE TEA & VIETNAMESE SANDWICH

718-788-8882



## Retail Condo for Sale

433 Seventh Avenue | Park Slope | Brooklyn NY

Between 14th and 15th Street Streets





# THE SUMMARY

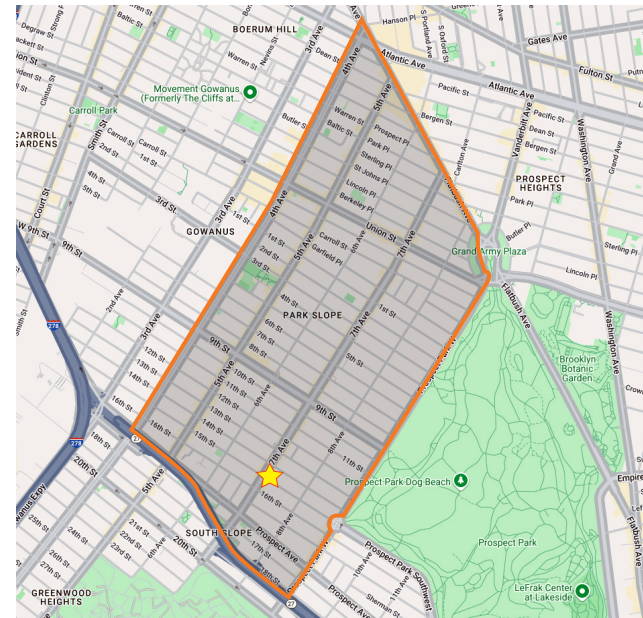
This retail condo opportunity is situated at the base of a charming pre-war building built in 1931, featuring 7 units. It offers easy access to the subway and is just 30 minutes from Manhattan. This site is in the vibrant neighborhood of Park Slope, Brooklyn, characterized by historic brownstones, tree-lined streets, and a strong sense of community. The area is family-friendly and popular with young professionals and artists, boasting a well diverse population.

In addition to its proximity to Prospect Park, which provides ample green space for outdoor activities, Park Slope is filled with a variety of shops, restaurants, and cafes that showcase a mix of cuisines and local boutiques. The neighborhood is also known for its excellent schools and amenities, including playgrounds and farmers' markets. Culturally rich, Park Slope features a lively arts scene, with galleries, theaters, and music venues enhancing its appeal. This blend of urban living and neighborhood charm makes Park Slope a highly sought-after location.

## PROPERTY OVERVIEW

Property Type	Retail Condo
Units	1
Unit Size	450 SF Ground 80 SF Basement
Building SF	8,940 SF
Lot Dimensions	25' x 98'
Zoning	R6A
Income	\$50,400
Taxes	\$10,000
Insurance	\$1,300
Maintenance Fee	\$2,700
Net Income	\$36,400

**ASKING PRICE: \$625,000**







FOR MORE INFORMATION, PLEASE CONTACT:

**BARRY FISHBACH**  
Vice Chairman  
M: 917.273.6752  
E: Fishbach@ksrny.com

**ELLIOT STEIN**  
Associate  
M: 917.993.1442  
E: EStein@ksrny.com



1385 BROADWAY, 22ND FL. | NEW YORK, NY 10018 | 212.417.9217 | KSRNY.COM

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