# **CENTURY 21.**

**Awaye Realty** 

# EXCLUSIVE LISTING FOR SALE



6022-6024 4<sup>th</sup> Ave | 369-379 61st St SUNSET PARK | BROOKLYN

MIX-USE INVESTMENT PROPERTY

### PROPERTY OVERVIEW

#### Rare 19-Unit Mixed-Use Investment in Sunset Park, Brooklyn.

Prime Location | 19 Units | 14,400 Sq. Ft. | Mixed-Use with Development Potential. Discover a rare opportunity to own a 19-unit mixed-use gem on the Sunset Park-Bay Ridge border, one of Brooklyn's fastest-growing investment corridors. Built in 1916, this elegant pre-war building combines historic charm with modern stability and upside potential.

SOUARE FT.





R7A C2-4 OVERLAY

ZONING

#### **Investment Highlights**

- Total Units: 19 (17 residential + 2 commercial)
- Residential Mix: (6) one-bedrooms, (10) two-bedrooms, (1) three-bedroom
- Retail Spaces: Two high-visibility storefronts with stable tenants
- Lot Size: 40' x 100' | Building Size: ~14,400 SF
- Zoning: R7A | FAR: 3.60 (Current), 4.00 (Max Residential)
- Built: 1916 | Construction: Solid brick, pre-war craftsmanship

This income-producing property offers steady cash flow, strong tenant retention, and significant development potential for future expansion or repositioning. Located amid thriving retail corridors and just steps from public transit, it's an ideal acquisition for 1031 exchange investors, portfolio builders, or developers.

LOT SIZE



PARCEL ID



5781 BLOCK



3.60

FAR

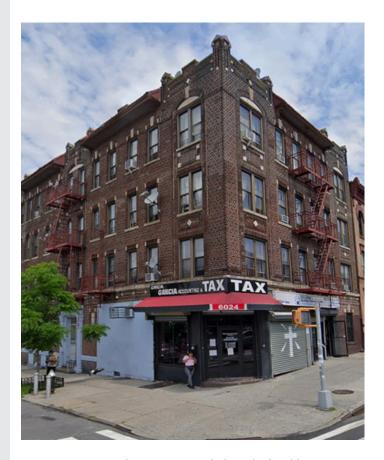
**41** 

PRICE

718.488.0800 / C21AWAYEREALTY.COM

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## 6022-6024 4th Ave | 369-379 61st St



LOT	
Lot Dimensions:	40' X 100'
Acres:	0.09
Lot Area:	3,999
Lot Type:	Corner

#### **BUILDING C7 Building Class:** Walkup Apartments: **Building Description:** over six families with stores **Buildings:** Floors: 40' x 90' **Building Dimensions:** 1916 Year Built: 14,400 **NYC Square Footage:** 14,400 **Calc Square Footage:** 19 **Total Units:**

The properties include multiple addresses in Sunset Park, Brooklyn: 369, 371, 373, 375, 377, and 379 61st Street, as well as 6022 and 6024 4th Avenue, all within the 11220 ZIP code (Block 5781, Lot 41).

Residential Units:







17

## CENTURY 21 Awaye Realty

526 Court Street, Brooklyn NY 11231



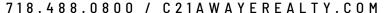


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