



**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.

### **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.

SQUARE FT.



**14,400 SF**

ZONING



**R7A  
C2-4 OVERLAY**

LOT SIZE



**40' X 100'**

PARCEL ID



**5781  
BLOCK**

FAR



**3.60**



**41  
LOT**

PRICE

**\$3,998,000**

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# PROPERTY OVERVIEW

## EXISTING

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



### LOT

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

### BUILDING

Building Class:	C7
Building Description:	Walkup Apartments: over six families with stores
Buildings:	1
Floors:	4
Building Dimensions:	40' x 90'
Year Built:	1916
NYC Square Footage:	14,400
Calc Square Footage:	14,400
Total Units:	19
Residential Units:	17

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).





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