

TRI STATE COMMERCIAL®

FOR SALE

3,600 SF PRIME PARK SLOPE MIXED  
USE BUILDING DELIVERED VACANT

55 4th Avenue

Brooklyn, NY 11217

Between Dean Street & Bergen Street



\$3,250,000  
OFFERED AT

SHLOMI BAGDADI  
212.433.3355 x101  
sb@tristatecr.com

JACK SARDAR  
212.433.3355 x106  
jack.s@tristatecr.com

TSC.



## PROPERTY SUMMARY

### EXECUTIVE SUMMARY

55 4th Avenue presents a prime mixed-use investment opportunity in a highly desirable Brooklyn location at the edge of Park Slope. This three-unit building spans approximately 20 feet by 59 feet. The property features a basement, one first-floor commercial space and two residential apartments above, offering strong potential for an owner-user or investor seeking multiple income streams. Delivered with no leases, the asset provides a clean slate for repositioning or occupancy. Classified as a Building Class B property, it offers excellent visibility along the active 4th Avenue corridor in a well-trafficked and sought-after neighborhood.

### LOCATION OVERVIEW

Ideally located near the Atlantic Ave–Barclays Center subway station, 55 4th Avenue sits at the crossroads of Park Slope, Boerum Hill, and Downtown Brooklyn. The property benefits from strong foot traffic and excellent visibility along the busy 4th Avenue corridor, with immediate access to one of Brooklyn's largest transit hubs. Nearby tenants include Barclays Center, Trader Joe's, Whole Foods Market, the Flatbush Avenue shopping district, Apple Downtown Brooklyn, Chick-fil-A, and numerous local retailers and services, making this a highly attractive setting for both residents and commercial tenants.

Address	55 4th Avenue, Brooklyn, NY 11217
Location	Between Dean Street & Bergen Street
Block/Lot	930 / 1
Zoning	C4-4D
Lot Dimensions	20 FT x 59 FT
Lot Size	1,170 SF
Building Dimensions	20 FT x 59 FT
Building Size	3,600 SF
Building Class	B
Total Commercial Units	1
Total Residential Units	2
Delivered	Vacant
Tenancy	Multiple
Tax Class	1
Taxes (25/26)	\$6,447



**\$3,250,000**

Offered At

**3,600 SF**

Building Size

**1**

Commercial Units

**2**

Residential Units

**\$6,447**

Taxes (25/26)

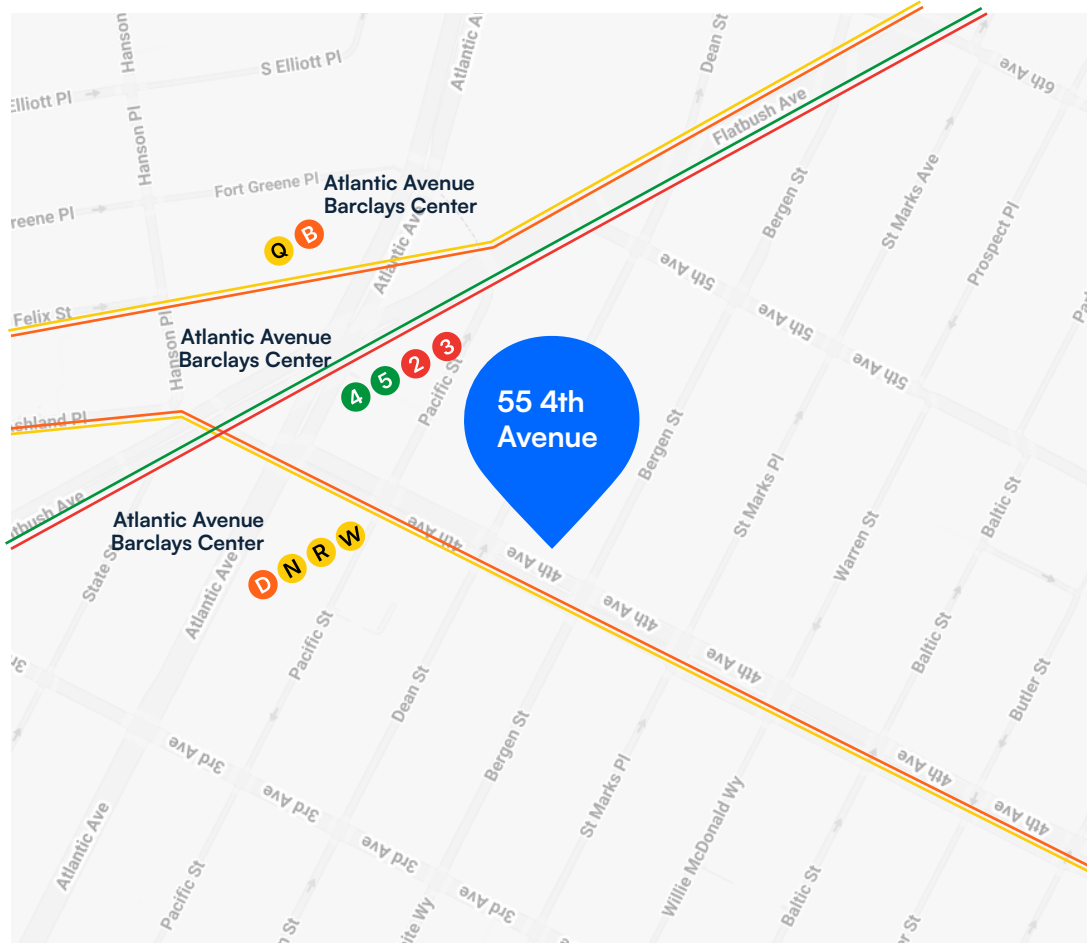
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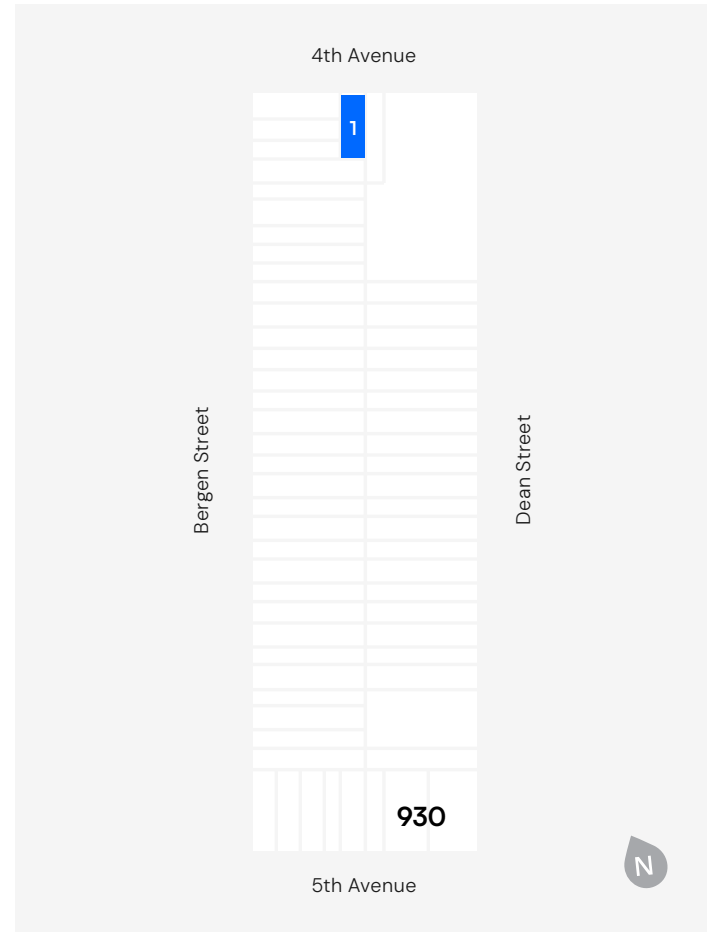
## TRANSPORTATION AND TAX MAP

### NEAREST TRANSIT

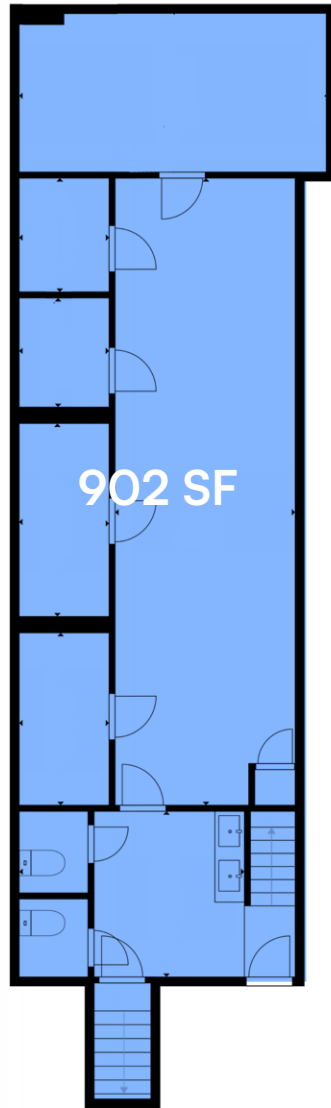
N R W Q 4 5 2 3 B D Trains at Atlantic Avenue–Barclays Center  
B65 B37 B103 B41 B63 B67 B41 B63 B45 Bus Lines



### TAX MAP



## FLOOR PLANS



902 SF

18 FT - 4th Avenue

**BASEMENT**



974 SF

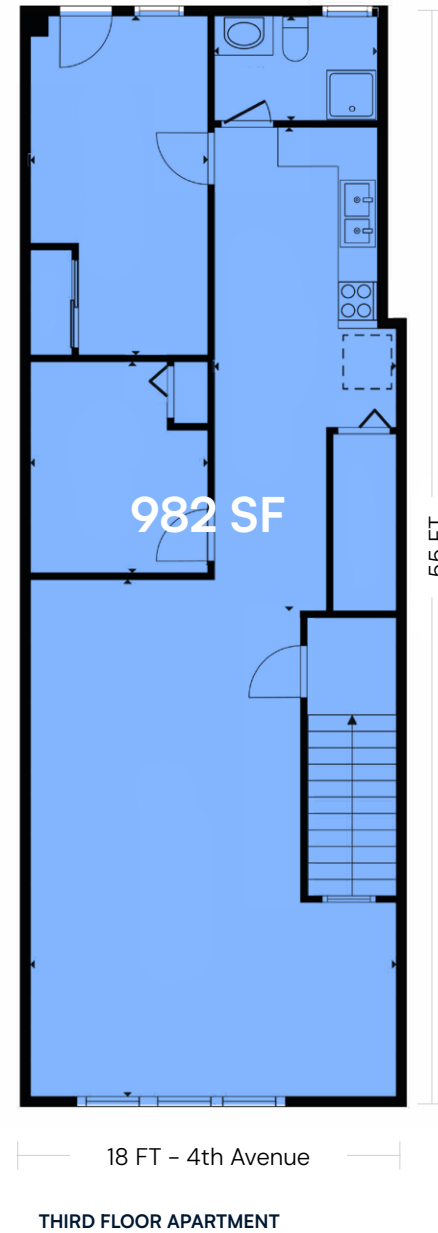
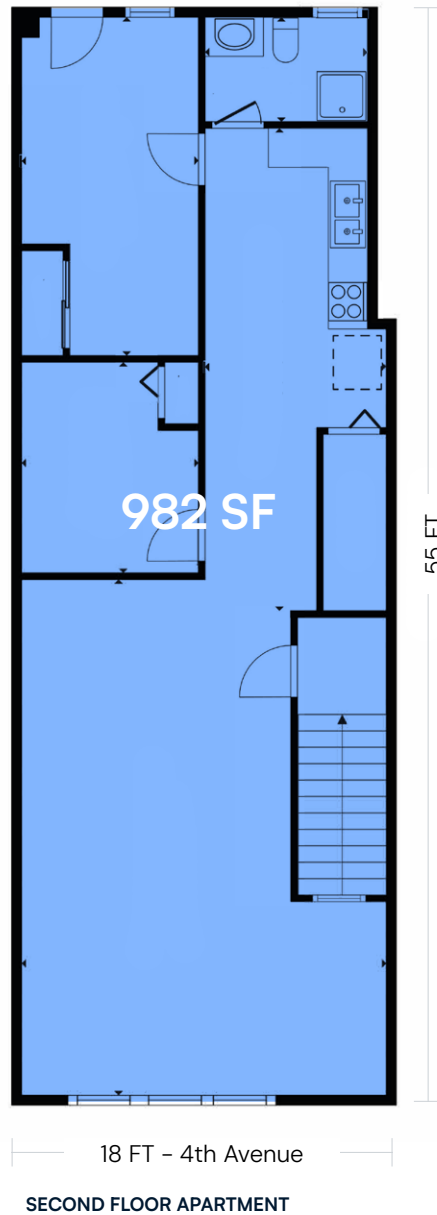
18 FT - 4th Avenue

55 FT

**FIRST FLOOR RETAIL**

All square footages are approximate

## FLOOR PLANS



All square footages are approximate



## PROPERTY PHOTOS



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## PROPERTY PHOTOS



Kitchen



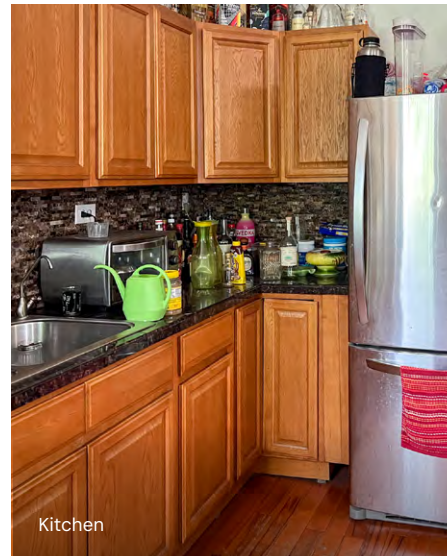
Living Room



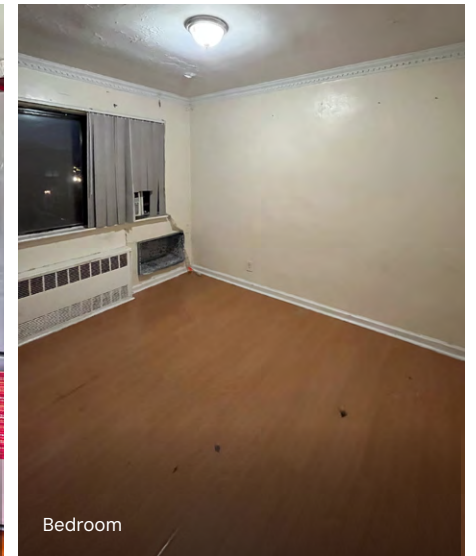
Living Room



Bedroom



Kitchen



Bedroom





## ADVISORS BEFORE BROKERS

### LOCATION OVERVIEW

#### PARK SLOPE

Rich in architectural charm and neighborhood character, Park Slope offers a vibrant mix of historic brownstones, local businesses, and community-oriented living. Fourth Avenue serves as a key commercial corridor, lined with cafés, boutiques, fitness studios, and professional services that reflect the area's eclectic and engaged community. With close proximity to the Atlantic Avenue–Barclays Center transit hub and frequent pedestrian activity, the neighborhood provides a convenient and welcoming environment for residents and small businesses alike. Long valued for its strong sense of community, tree-lined streets, and cultural amenities, Park Slope continues to attract families, professionals, and creatives seeking both lifestyle and connectivity.

#### POINTS OF INTEREST

- Prospect Park
- Brooklyn Botanic Garden
- Barclays Center
- Old Stone House & Washington Park

#### DEMOGRAPHICS

*Within a one-mile radius of the property*

**72,901**

Total Households

**158,832**

People

**\$198,122**

Avg Household Income

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55 4TH AVENUE, BROOKLYN, NY 11217

**3,600 SF**

# **PRIME PARK SLOPE MIXED USE BUILDING DELIVERED VACANT**

Between East 37th Street & East 38th Street

**For More Information Call: 212.433.3355**

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