



476 Gates Ave, Brooklyn, NY

7 Unit Residential Building in Bedford-Stuyvesant



PROPERTY INFORMATION

ADDRESS	476 Gates Avenue
CITY	Brooklyn, NY 11216
NEIGHBORHOOD	Bedford-Stuyvesant
BLOCK/LOT	01814-0005
LOT SIZE	1,600 SF (20ft x 80ft)
BUILDING SIZE	4,870 SF (20ft x 55ft)
TYPE	5-Story Walkup
ZONING FAR	R6A 3.00 (3.04 Built)
UNITS	7 Units All Free Market
LAYOUTS	1 Studio, 4 1BR, 2 4BR
OCCUPANCY	Fully Occupied

INCOME & EXPENSES

INCOME

Base Rent	\$295,872
Total Income	\$295,872

EXPENSES

Real Estate Taxes (2B)	\$10,835
Vacancy	\$8,875
Water & Sewer	\$6,825
Insurance	\$7,750
Fuel	\$8,400
Electric	\$1,500
Maintenance & Super	\$4,725
Management	\$8,875
Total Expenses	\$57,785

NET OPERATING INCOME

Net Operating Income	\$238,087
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DESCRIPTION

This 5-story walkup is located in the Bedford-Stuyvesant neighborhood of Brooklyn. The building is 4,870 square feet consisting of 7 apartments. The layouts include a studio, 4 one-bedrooms, and 2 four-bedroom units. Located near the corner of Gates Ave and Marcy Ave, this property is only steps away from restaurants, shops, markets, schools, parks, Fulton St, and the A and C train. (YG)

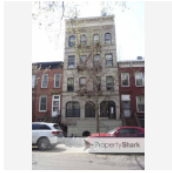
ASKING PRICE: \$4,100,000

For More Info Call: (212) 221-2456

476 Gates Ave | Bedford-Stuyvesant | 7 Unit Residential Building

RENT ROLL

UNIT	TYPE	NOTES	MONTHLY RENT	ANNUAL RENT
1B	1 BR Duplex	FM Private Garden LXP: 6/30/28	\$3,600	\$43,200
1F	Studio Duplex	FM LXP: 4/30/27	\$2,700	\$32,400
2B	1 BR	FM LXP: 11/30/27	\$3,078	\$36,936
2F	1 BR	FM LXP: 6/30/27	\$2,700	\$32,400
3F/3B	4 BR / 2 Bath	FM Floor Through Unit LXP: 8/31/27	\$5,000	\$60,000
4B	1 BR	FM Private Patio LXP: 10/1/26	\$3,078	\$36,936
4F	4 BR / 2 Bath	FM Private Rooftop LXP: 5/31/27	\$4,500	\$54,000
Total			\$24,656	\$295,872



328 Madison St, Brooklyn, NY 11216

0.1 miles | Over Six Families without Stores (C1) | Sale Price \$1,200,000
 Seller 328 Madison Street LLC
 Buyer 328 Madison Am LLC

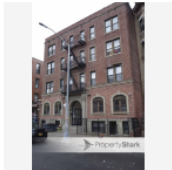
Date Closed	04/30/2026	Lot Sqft	2,500
Building Sqft	8,500	Building Dimensions	25ft x 85ft
Price/Sqft	\$141	Lot Dimensions	25ft x 100ft
Time Held	12yrs 9mo	Zoning	R6B
Year Built	1900	Neighborhood	Bedford-stuyvesant
Stories	4		



501 Lafayette Ave, Brooklyn, NY 11205

0.5 miles | Over Six Families without Stores (C1) | Sale Price \$3,600,000
 Seller Lafayette Palace LLC
 Buyer 501 Lafayette LLC

Date Closed	12/31/2025	Lot Sqft	2,000
Building Sqft	6,400	Building Dimensions	20ft x 80ft
Price/Sqft	\$563	Lot Dimensions	20ft x 100ft
Time Held	11yrs 9mo	Zoning	R6B
Year Built	1931	Neighborhood	Bedford-stuyvesant
Stories	4		



257 Quincy St, Brooklyn, NY 11216

0.2 miles | Over Six Families without Stores (C1) | Sale Price \$2,500,000
 Seller Ota Quincy, LLC
 Buyer 257 Quincy LLC

Date Closed	08/11/2026	Lot Sqft	5,000
Building Sqft	17,650	Building Dimensions	50ft x 88.25ft
Price/Sqft	\$142	Lot Dimensions	50ft x 100ft
Time Held	10yrs 1mo	Zoning	R6B, R6A, C2-4
Year Built	1931	Neighborhood	Bedford-stuyvesant
Stories	4		



53 Hart St, Brooklyn, NY 11206

0.5 miles | Over Six Families without Stores (C1) | Sale Price \$1,500,000
 Seller Luba LLC
 Buyer Hart Plaza 1 LLC

Date Closed	07/14/2026	Lot Sqft	1,950
Building Sqft	2,340	Building Dimensions	19.5ft x 40ft
Price/Sqft	\$641	Lot Dimensions	19.5ft x 100ft
Time Held	9yrs 7mo	Zoning	R6B
Year Built	1931	Neighborhood	Bedford-stuyvesant
Stories	3		



1153 Bedford Ave, Brooklyn, NY 11216

0.4 miles | Over Six Families without Stores (C1) | Sale Price \$908,400
 Seller Schwartz, Referee, Jeffrey H
 Buyer 1153 Bedford Avenue LLC

Date Closed	04/14/2026	Lot Sqft	2,000
Building Sqft	5,794	Building Dimensions	20ft x 100ft
Price/Sqft	\$157	Lot Dimensions	20ft x 100ft
Time Held	6mo	Zoning	R6A, C2-4
Year Built	1910	Neighborhood	Bedford-stuyvesant
Stories	4		



1355 Pacific St, Brooklyn, NY 11216

0.6 miles | Over Six Families without Stores (C1) | Sale Price \$1,832,102
 Seller Russo, Referee, Bart
 Buyer HCP Properties, INC.

Date Closed	04/14/2026	Lot Sqft	2,600
Building Sqft	8,738	Building Dimensions	26ft x 84ft
Price/Sqft	\$210	Lot Dimensions	26ft x 100ft
Time Held	21yrs 1mo	Zoning	R6
Year Built	1931	Neighborhood	Crown Heights
Stories	4		

AREA MAPS

