

FOR SALE: THREE STORY MULTI-FAMILY BUILDING  
SUNSET PARK, BROOKLYN

532 39<sup>th</sup> Street, Brooklyn, NY 11232



### Building Analysis

Address	532 39 <sup>th</sup> Street Brooklyn, NY 11232
Block/Lot	913/18
Neighborhood	Sunset Park
Cross Streets	5 <sup>th</sup> Avenue & 6 <sup>th</sup> Avenue
Asset Type	Multi-Family
Number of Units	6
Lot Size	25' x 100.17'
Lot SF	2,504 SF
Building Size	25' x 69'
Building SF	4,857 SF
Number of Stories	3
Zoning	M1-2
FAR (As Built)	2 (1.94)
Buildable	5,008 SF
Year Built (Renovated)	1925 (1959)
Taxes ('24)	\$18,213
Tax Class	2A

### Highlights & Remarks

- Subject property is a 6-unit multi-family building located in the center of the Sunset Park neighborhood of Brooklyn.
- Building has recently been through a massive updating of the common area / hallways and is well maintained.
- Property is located a couple blocks away from Costco & Industry City.

**Price:** \$1,000,000

**Cap:** 6.2%

**GRM:** 10.44

For more information, contact advisor:

**Mike Sezan | Licensed Real Estate Salesperson**

**O:** 646.363.6213 | **C:** 718-578-0546 | **E:** Mike@assetcrg.com





FOR SALE: THREE STORY MULTI-FAMILY BUILDING  
SUNSET PARK, BROOKLYN

532 39<sup>th</sup> Street, Brooklyn, NY 11232

## Property Photos



For more information, contact advisor:

**Mike Sezan | Licensed Real Estate Salesperson**

**O: 646.363.6213 | C: 718-578-0546 | E: Mike@assetcrg.com**



MS10122021



FOR SALE: THREE STORY MULTI-FAMILY BUILDING  
SUNSET PARK, BROOKLYN

532 39<sup>th</sup> Street, Brooklyn, NY 11232

## Map/Tax Map



For more information, contact advisor:

**Mike Sezan | Licensed Real Estate Salesperson**

**O: 646.363.6213 | C: 718-578-0546 | E: Mike@assetcr.com**



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor implied. MS10122021