

4721 13TH AVE. BORO PARK

GFI REALTY SERVICES EXCLUSIVE OFFERING

LONG TERM OWNERSHIP
APPX 70 YEARS
IDEAL CONDO CONVERSION
3-STORY MIXED-USE
BUILDING IN BORO PARK,
BROOKLYN



4721 13TH AVE.

GFI Realty Services is pleased to present the exclusive offering of 4721 13th Avenue, a three-story mixed-use corner building located in the Borough Park section of Brooklyn, totaling approximately 7,000 square feet with an additional 1,500 buildable square feet. The property has been under long-term ownership for approximately 70 years and is comprised of two ground-floor retail units and four residential apartments, presenting an ideal condominium conversion or value-add opportunity. The asset is surrounded by a strong mix of local retailers and eateries and is conveniently located one block from the D subway line, offering excellent visibility and accessibility.

13th Avenue in Borough Park is a thriving commercial corridor with heavy daily pedestrian traffic and vehicular counts of approximately 8,000+ cars per day, dominated by independently owned businesses, with a notably high concentration of banks reflecting its strong local economy. The avenue is globally recognized and features kosher hotels and a wide range of specialty retail, dining, and religious goods tailored to the community. **(Financials provided upon request)**



INVESTMENT HIGHLIGHTS

1 CORNER MIXED-USE ASSET:
THREE-STORY BUILDING TOTALING ~7,000 SF WITH TWO GROUND-FLOOR RETAIL UNITS AND FOUR RESIDENTIAL APARTMENTS.

2 CONDO CONVERSION / VALUE-ADD POTENTIAL: APPROXIMATELY 1,500 ADDITIONAL BUILDABLE SQUARE FEET.

3 LONG-TERM OWNERSHIP: HELD BY THE SAME OWNER FOR ~70 YEARS.

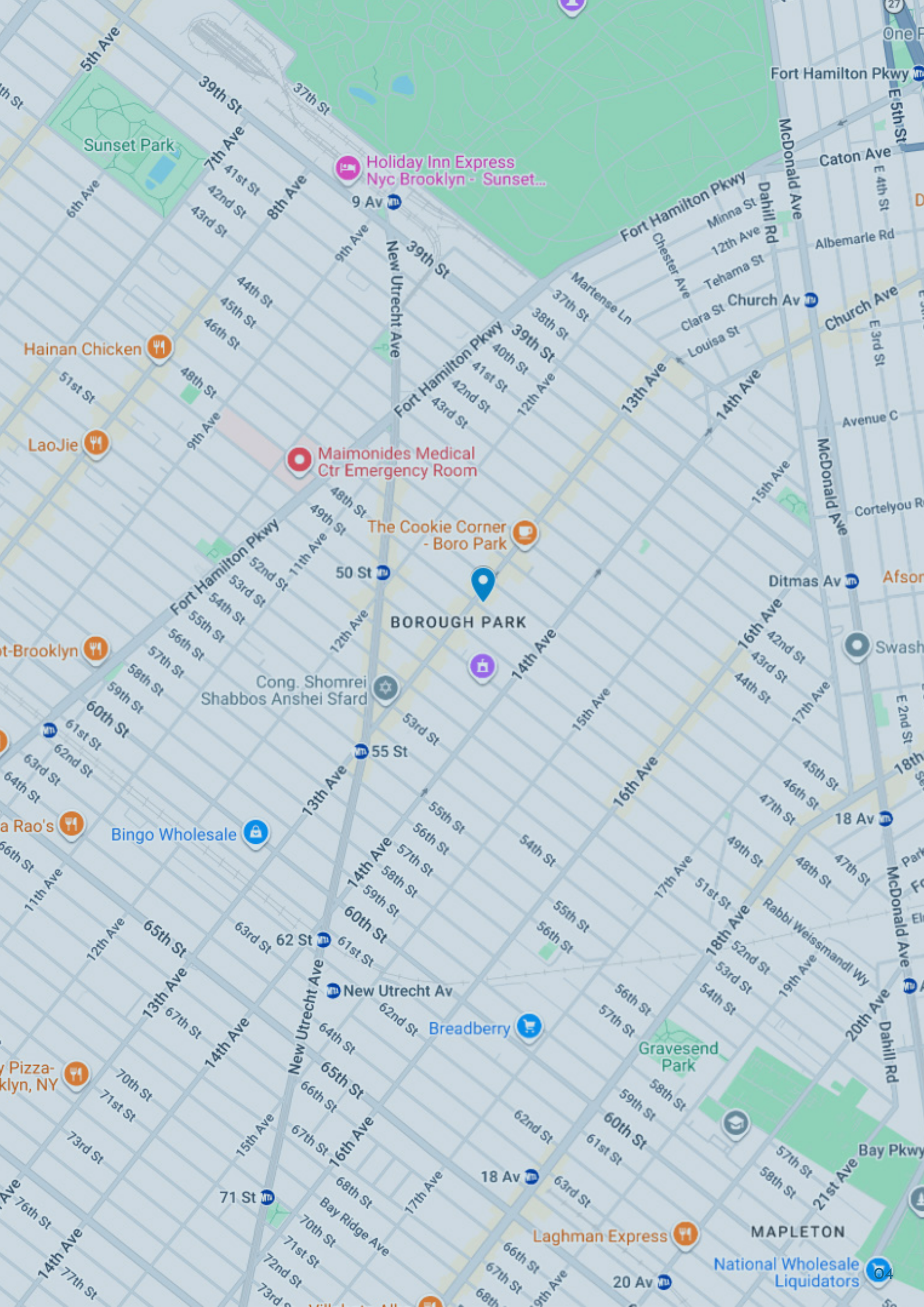
4 PRIME BOROUGH PARK LOCATION: ONE BLOCK FROM THE D SUBWAY LINE AND SURROUNDED BY STRONG LOCAL RETAIL AND DINING.

ASKING PRICE: SUBMIT OFFERS

PROPERTY OVERVIEW

BLOCK & LOT	5629-1
ASSESSMENT	\$ 496,080
TAXES	\$ 61,707 (26/27)
YEAR BUILT	1931
LOT SIZE	25' X 100' APPROX. 2,500 SF
BUILT SIZE	25' X 90' APPROX. 7,000 SF
ZONING	C4-3X / R6 EQUIV.
FAR	2.43
AS BUILT	2.8
MAX BUILDABLE SF	8,500 SF
TAX CLASS	2B
MORTGAGE	DELIVERED FREE & CLEAR.





Sunset Park

Holiday Inn Express
Nyc Brooklyn - Sunset...

Hainan Chicken

LaoJie

Maimonides Medical
Ctr Emergency Room

The Cookie Corner
- Boro Park

BOROUGH PARK

Cong. Shomrei
Shabbos Anshei Sfard

Bingo Wholesale

Breadberry

Gravesend
Park

Lagman Express

National Wholesale
Liquidators

MAPLETON

ABOUT GFI REALTY

For more than three decades, GFI Realty Services, LLC has been one of the most active commercial real estate advisory firms in New York City. Adept at arranging investment sales transactions of all sizes, the firm provides clients with sophisticated strategies at every step of the process. GFI Realty has transacted \$8B+ across over a 1,000 sales comprising 1.5K+ buildings and 50K+ units. An industry leader in arranging off-market deals, GFI leverages its relationships with a vast network of property owners and investors to identify the right buyer for each individual property.

GFI's team of experienced brokers possesses an unparalleled knowledge of neighborhoods across the five boroughs, including subsections of Upper Manhattan, Brooklyn, Queens and The Bronx, and its brokers have arranged record-setting transactions in many neighborhoods. Combined the senior brokers have over 100 years of experience transacting in the NYC metro area.

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