

Property Features:

- Four-Story 19,600 SF Corner Building + 1,500 SF Yard
- Total Lot SF: 6,400 SF (80' x 80')
- Building Dimensions: 60' x 80' (slightly irregular)
- Yard Dimensions: 20' x 80' fronting 4th Avenue
- Total Building SF: 19,600 SF (Above Grade)
- 24,600 SF Total w/ Basement
- Ground Floor - 4,900 SF | 2nd Floor - 4,900 SF
- 3rd Floor - 4,900 SF | 4th Floor - 4,900 SF | Basement - 4,900 SF
- C2-4/R7A Zoning (FAR 4.0 - Residential - FAR 5.01 Inclusionary Housing
FAR 2.0 - Commercial - FAR 4.0 - Community Facility)
- Can Build 25,600 SF - Build Additional 6,000 SF

Subway Stop **R** (53rd St / 4th Avenue)

Asking Price:
\$7,250,000.00

Taxes:
\$74,144.80

Vincent Lopez
Exclusive Agent:
917-523-5772
vlopez@krgnyc.com

Jacques Wadler
Exclusive Agent:
516-650-1123
jwadler@krgnyc.com

FOR SALE

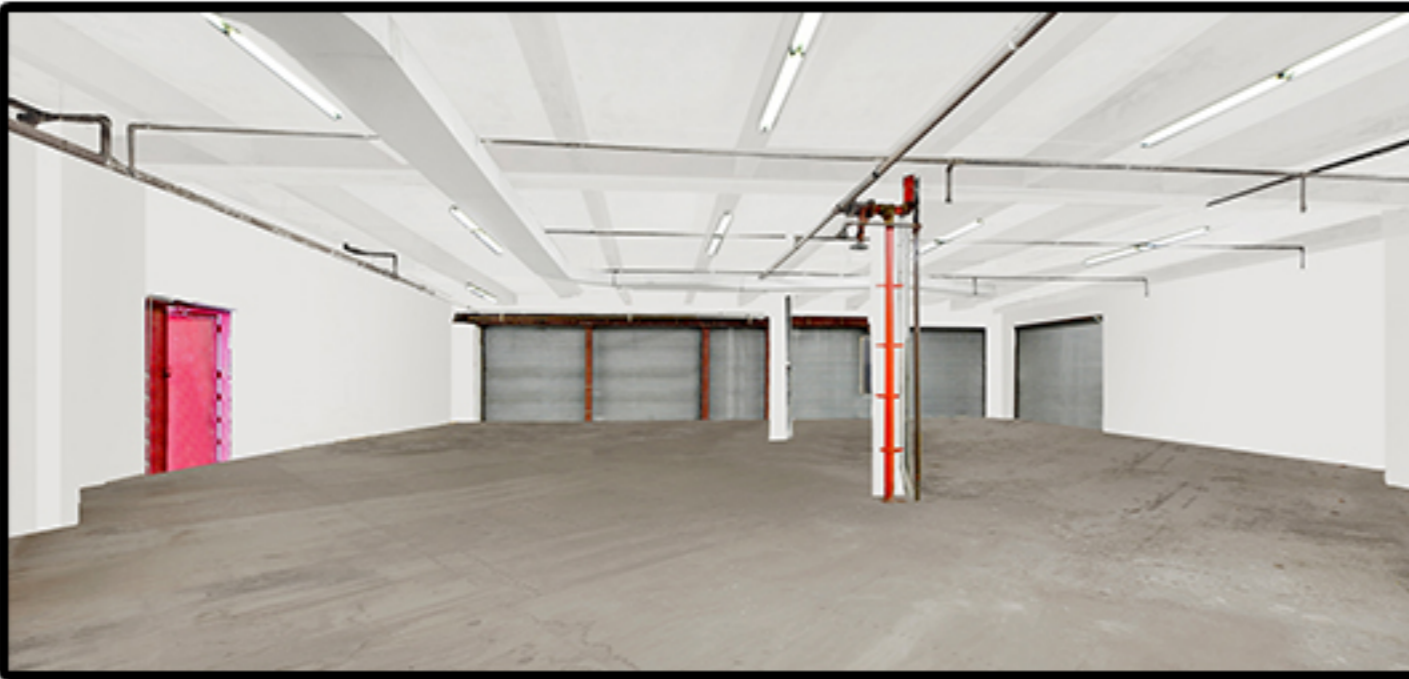


5018 4TH AVENUE, SUNSET PARK, BROOKLYN



BUILDING FEATURES:

- BUILDING CONSTRUCTION: POURED CONCRETE, STEEL FRAME & BRICK FACADE
- 12' CEILING HEIGHT ON GROUND, 2ND & 3RD FLOORS
- 18' CEILING HEIGHT - 4TH FLOOR
- WINDOWS ON FOUR SIDES FOR 3RD & 4TH FLOORS
- WINDOWS ON THREE SIDES FOR 1ST & 2ND FLOORS
- FREIGHT ELEVATOR WITH FIVE STOPS (INCLUDING BASEMENT)
- ONE STAIRCASE
ONE FIRE ESCAPE
- FULLY SPRINKLERED
- GAS HEAT / HEAVY POWER



5018 4TH AVENUE, SUNSET PARK, BROOKLYN





5018 4TH AVENUE, SUNSET PARK, BROOKLYN



DEPARTMENT OF HOUSING AND BUILDINGS
 BOROUGH OF BROOKLYN, CITY OF NEW YORK

CERTIFICATE OF OCCUPANCY

Not Applicable by the Board of Standards and Appeals under Section 246 of the Code of Rules and Regulations of the City of New York, including Administrative Code 23.31, to 23.37.

This certificate supersedes C. O. No. 59013

Building address of the building or premises: 5018 4th Avenue, Brooklyn, New York 11220

This Certificate is for the building or premises located at 5018 4th Avenue, Brooklyn, New York 11220.

Address as shown on the City of New York Tax Map: Block 790, Lot 48

Complies substantially to the approved plans and specifications, and to the requirements of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued, and CERTIFIES FURTHER that, any provisions of Section 246 of the New York Charter have been strictly complied with by a report of the Fire Commissioner to the Borough Superintendent.

Use: **Light Mfg.** (S. D. 13/20/45) Located in **Business** District

| Floor | SQUARE FEET | | PERCENTAGE | | Description |
|-------|-------------|-----|------------|-----|-------------|
| | Area | Use | Area | Use | |
| 1st | 180 | 20 | 20 | 40 | Cooking Use |
| 2nd | 180 | 20 | 20 | 40 | Store Room |
| 3rd | 180 | 20 | 20 | 40 | Light Mfg. |
| 4th | 180 | 20 | 20 | 40 | Light Mfg. |

NOTE: Not more than one-third (1/3) of total floor space to be used for manufacturing.

BUSINESS DISTRICT
 USE OF OCCUPANCY NOT TO VIOLATE PARAGRAPH 23.07 OF SECTION 23.07 OF THE CODE OF RULES AND REGULATIONS OF THE CITY OF NEW YORK.



5018 4TH AVENUE, SUNSET PARK, BROOKLYN



KNICKERBOCKER

REALTY GROUP LLC

408 SENECA AVENUE | RIDGEWOOD, NY 11385 | 718-928-0300 | WWW.KRGNYC.COM

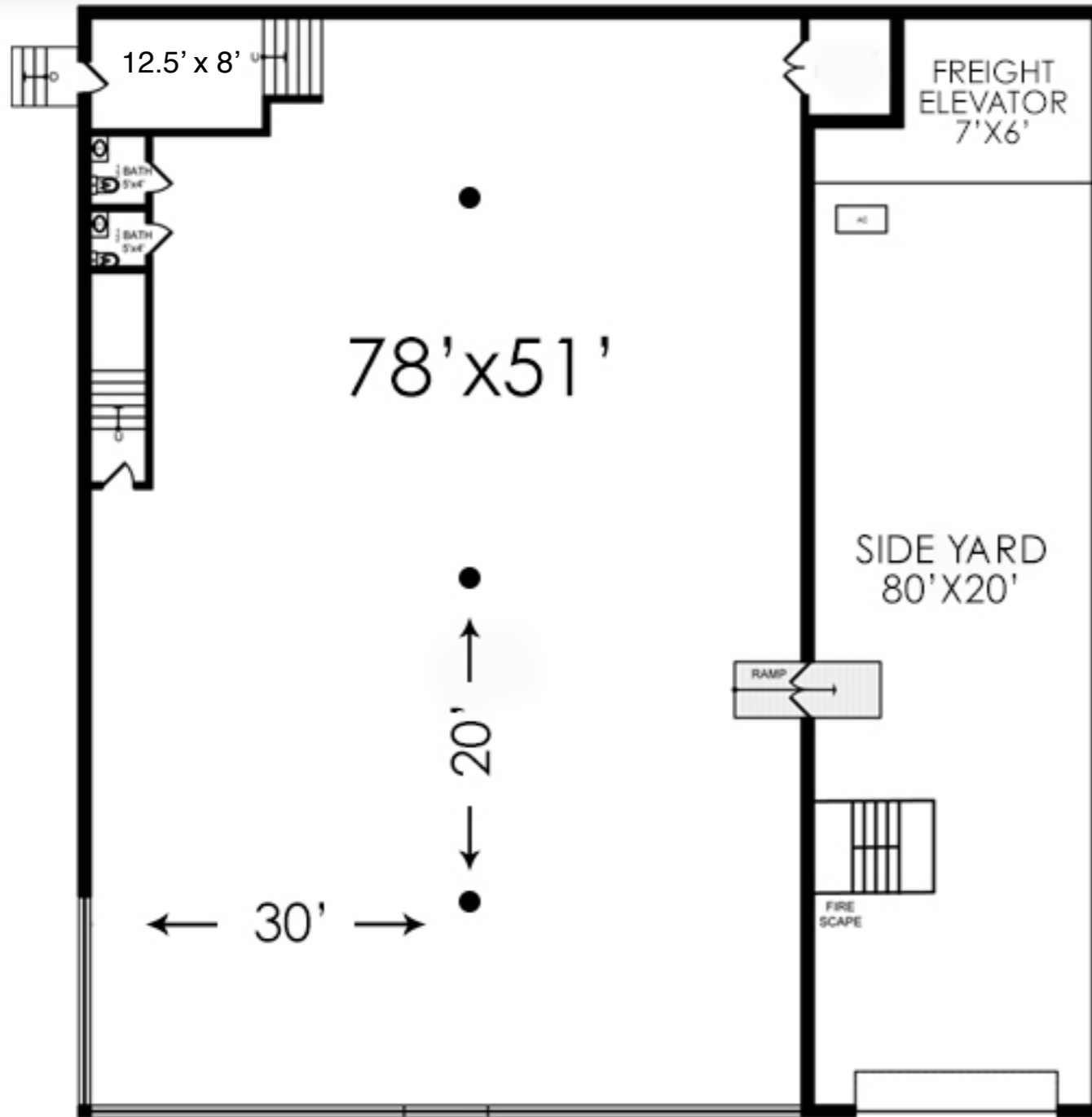


Subway Stop
(53rd St / 4th Avenue)

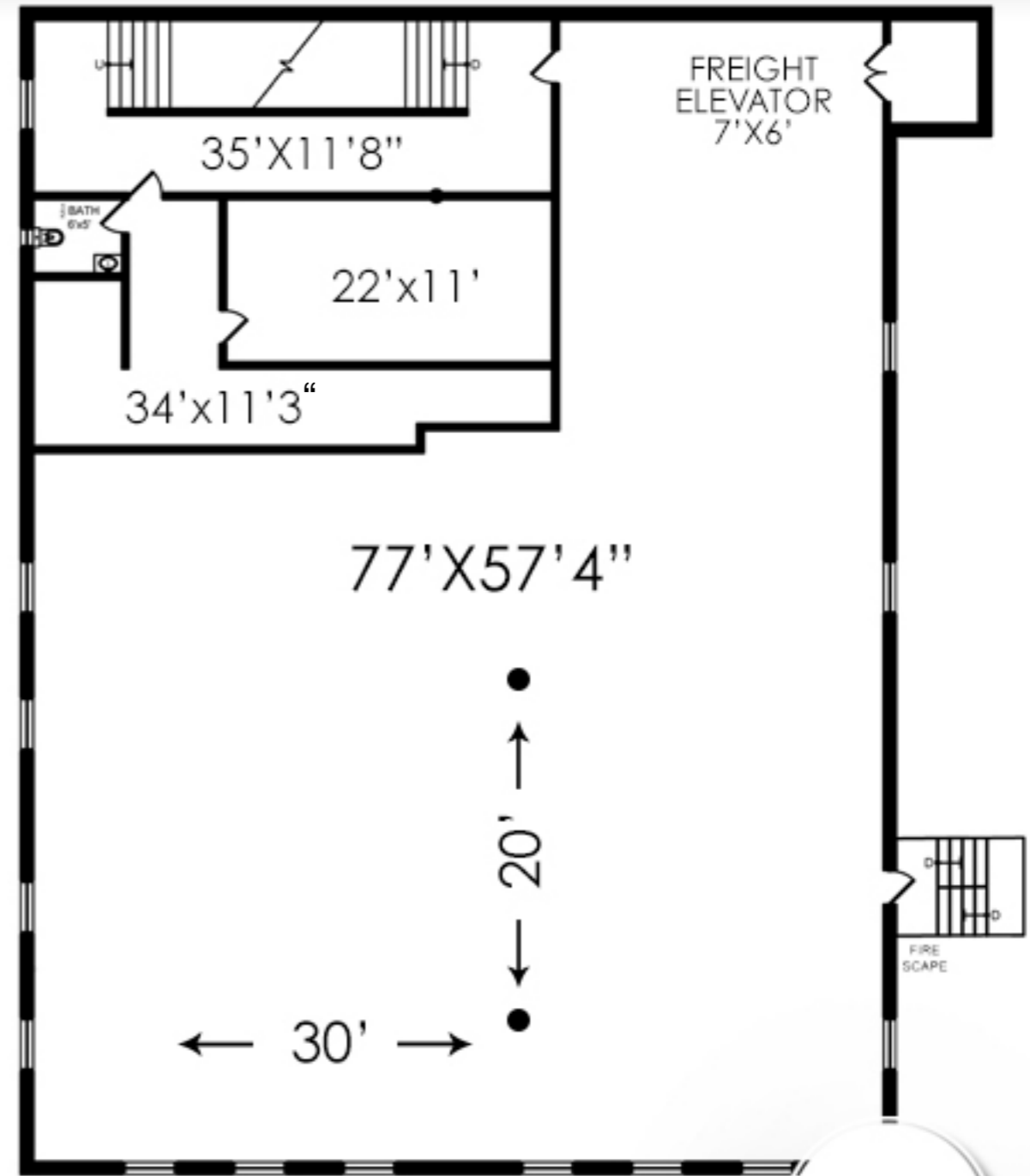
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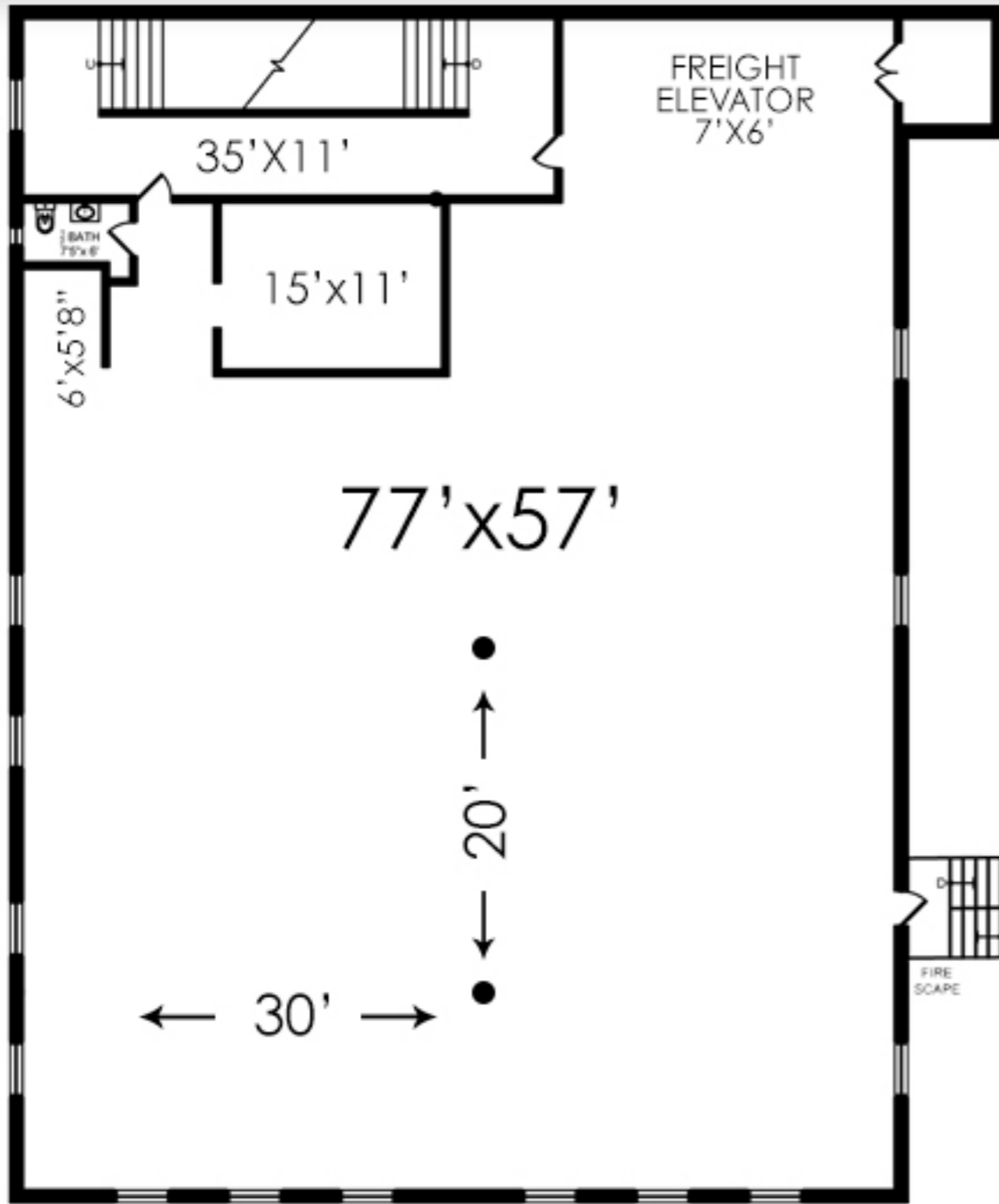
1ST FLOOR



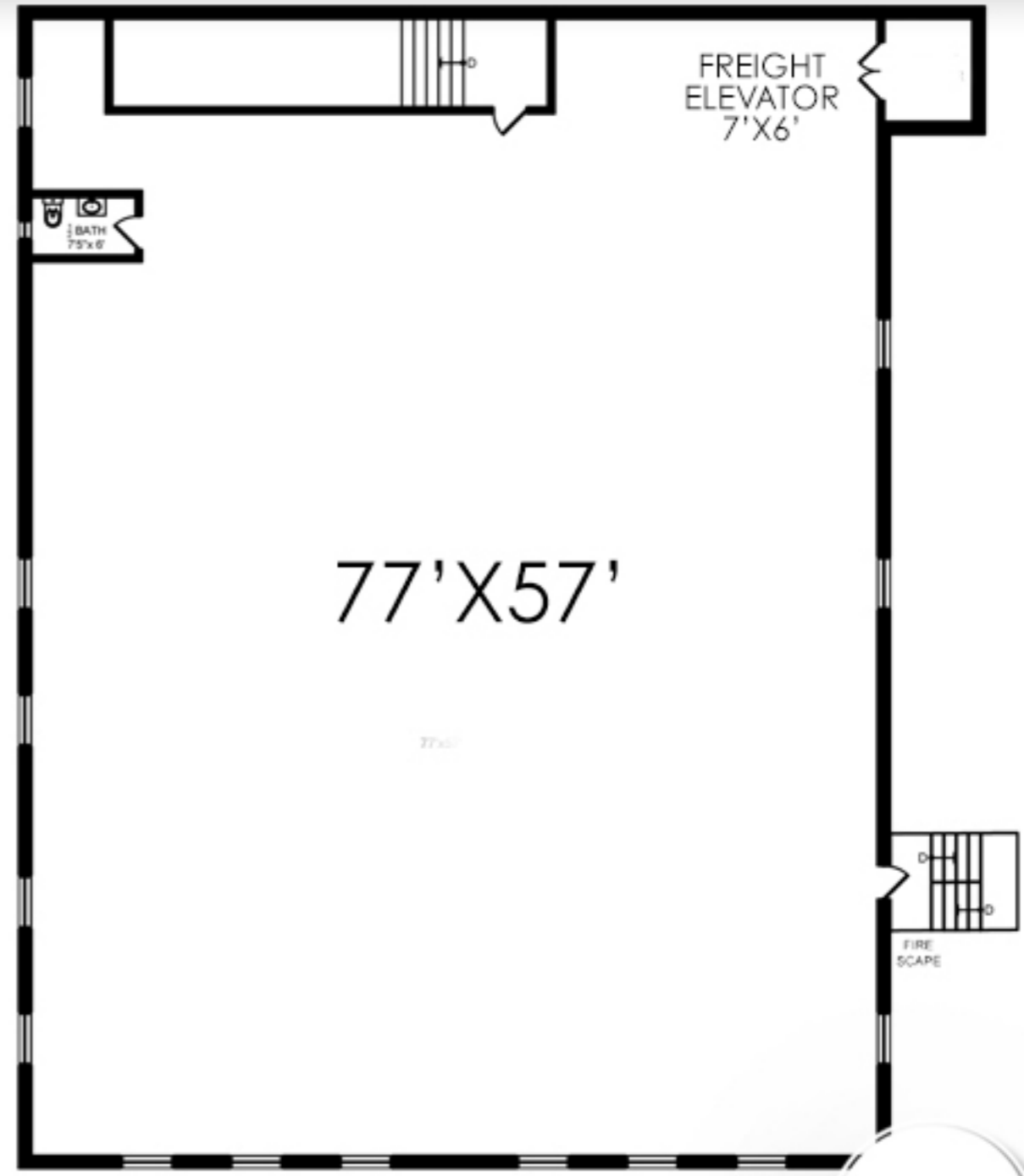
2ND FLOOR



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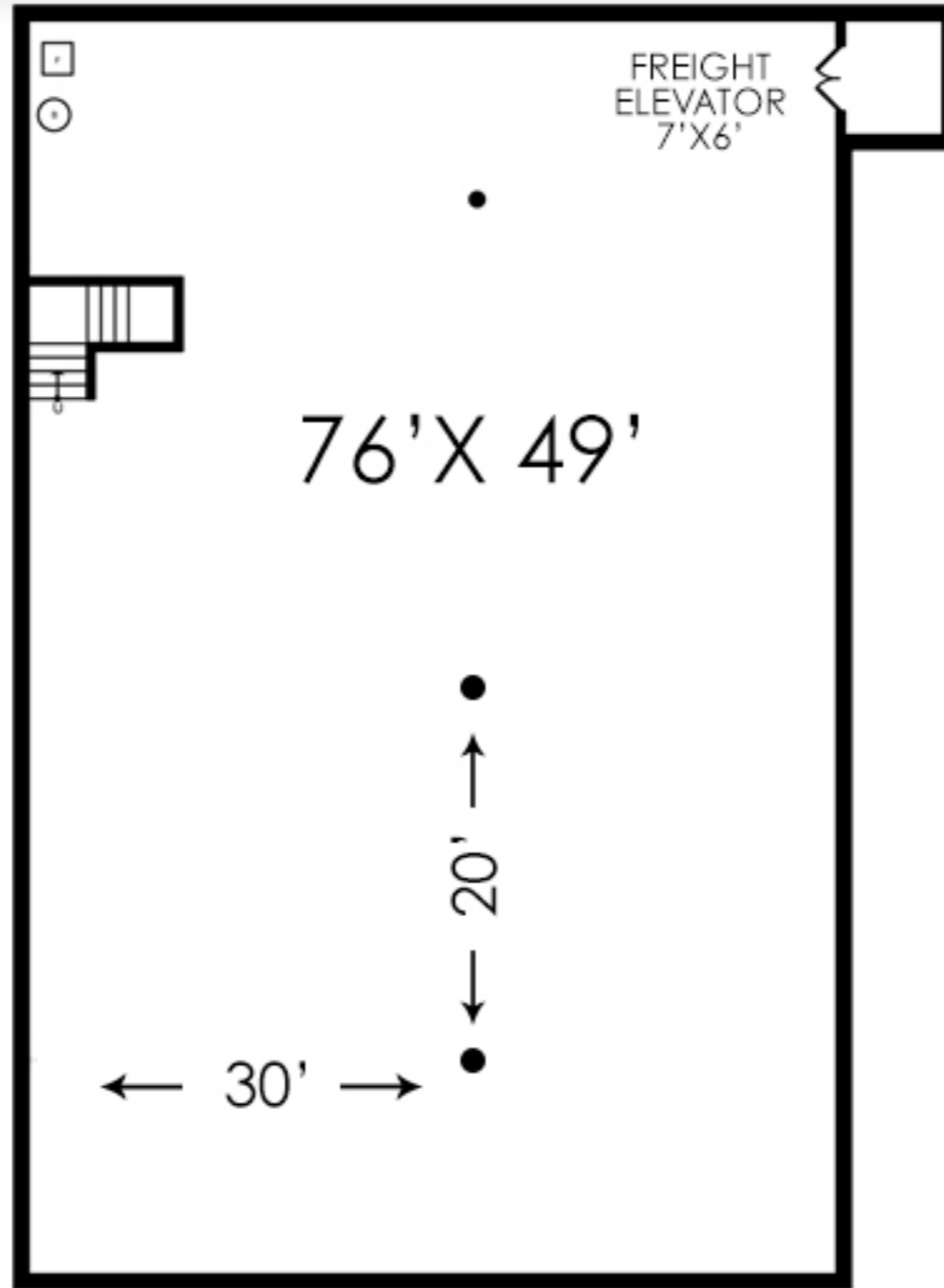
3RD FLOOR



4TH FLOOR



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BASEMENT



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