



275 4<sup>th</sup> Ave

VERADA

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# Executive summary

Verada, as exclusive agent, is pleased to offer for sale a prime multi-level retail condominium located at the base of a newly constructed 44-unit, 11-story residential building at 275 4th Avenue in Park Slope, Brooklyn. The offering includes 4,446 SF on the ground floor and 1,100 SF on the lower level, totaling 5,546 SF of commercial space.

Completed in 2019, the property features 50 feet of floor-to-ceiling glass frontage along 4th Avenue and soaring 14-foot ceiling heights, offering exceptional visibility and a commanding street presence.

The ground floor retail condominium is fully occupied by a strong mix of health and wellness tenants, including PhysioRX, Inspira Physical Therapy & Pilates, and Zeno Nail Bar —creating a synergistic tenant mix and reliable in-place income. Each unit has been custom built-out by the tenants, making this an attractive turnkey investment opportunity with minimal future capital requirements.

Located along one of Brooklyn’s most prominent retail corridors and just two blocks from the Union Street R subway station, the property benefits from consistent pedestrian traffic and excellent transit access to Downtown Brooklyn and Manhattan. With strong neighborhood demographics, ongoing residential development, and proximity to key Park Slope destinations like Washington Park, the Old Stone House, and the 5th Avenue retail corridor, 275 4th Avenue presents a rare opportunity to acquire a stabilized retail asset in one of Brooklyn’s most desirable neighborhoods.


# Highlights



Corner unit with 50 FT of floor-to-ceiling glass frontage



14 FT ceiling height



Fully occupied ground floor by a strong mix of health and wellness tenants

Property information	
Address	275 4th Ave, Brooklyn, NY 11215
Units	4
Total SF	5,546 SF
Ground floor	4,446 SF
Vacant Lower Level	1,100 SF
Tax class	2

# Overview

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Tenant	SF	Starting Rent	Rent Commencement	Lease Expiration
Zeno Nail Bar	800 SF	\$75	3.5.2025	11.5.2034
Inspira Physical Therapy & Pilates	1,700 SF	\$60	4.2.2024	10.5.2033
PhysioRX	1,946 SF	\$51.39	11.27.2022	1.20.2032
Vacant   Lower Level	1,100 SF	\$25	—	—

# Financials

Income Annual	2025	2026	2027
Zeno Nail Bar	\$60,000	\$61,800	\$63,654
Inspira Physical Therapy & Pilates	\$105,000	\$108,000	\$111,240
PhysioRX	\$103,000	\$106,090	\$109,272
Vacant   Lower Level	\$27,500	\$28,325	\$29,174
Total Rental Revenue	\$295,500	\$304,215	\$313,340

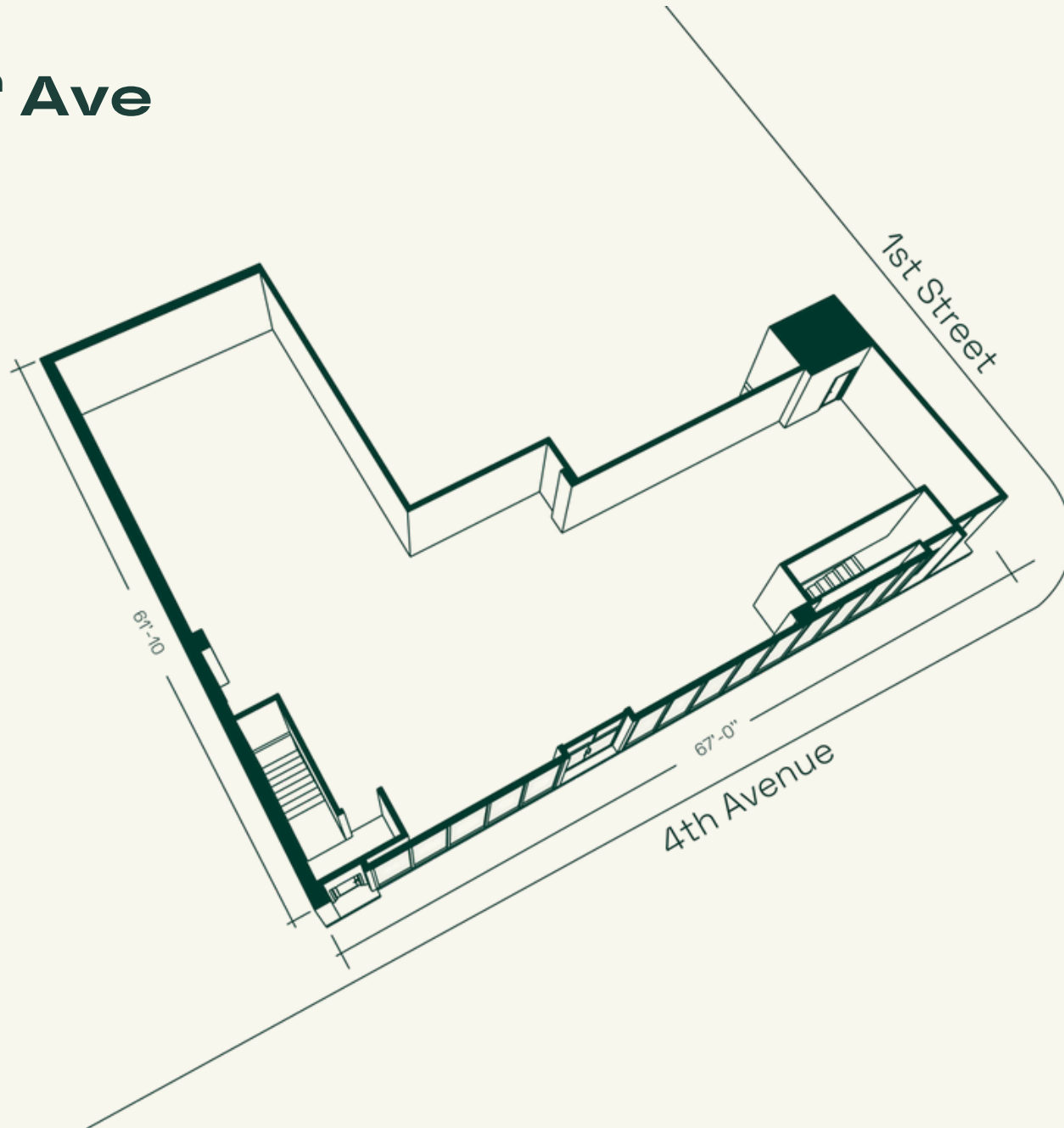
Recoveries	2025	2026	2027	Ownership Expenses	2025	2026	2027
Real Estate Tax Recoveries	\$4,686	\$3,487	\$3,592	Taxes	\$72,872	\$75,058	\$77,310
CAM Recoveries	\$6,009	\$6,030	\$6,052	CAM	\$29,006	\$29,877	\$30,773
Effective Gross Revenue	\$306,195	\$313,732	\$322,984	Total Opex	\$101,878	\$104,935	\$108,083

	2025	2026	2027
Net Operating Income	\$204,317	\$208,797	\$214,941.00



# Floor plan (GF)

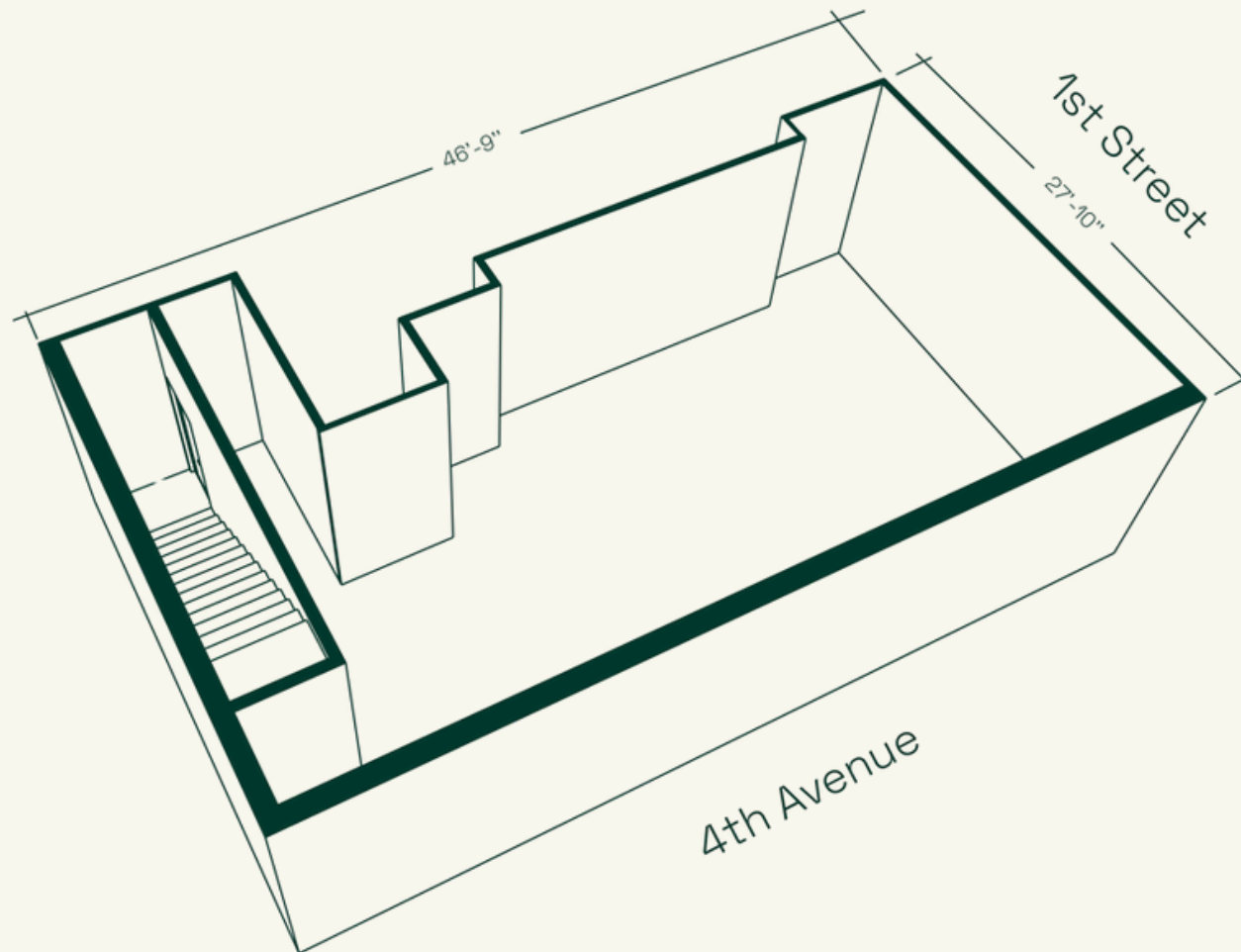
275 4<sup>th</sup> Ave



# Floor plan (LL)

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**275 4<sup>th</sup> Ave**







Inspira Physical Therapy & Pilates



Representative Image: Zeno Nail Bar



PhysioRX



PhysioRX



Inspira Physical Therapy & Pilates

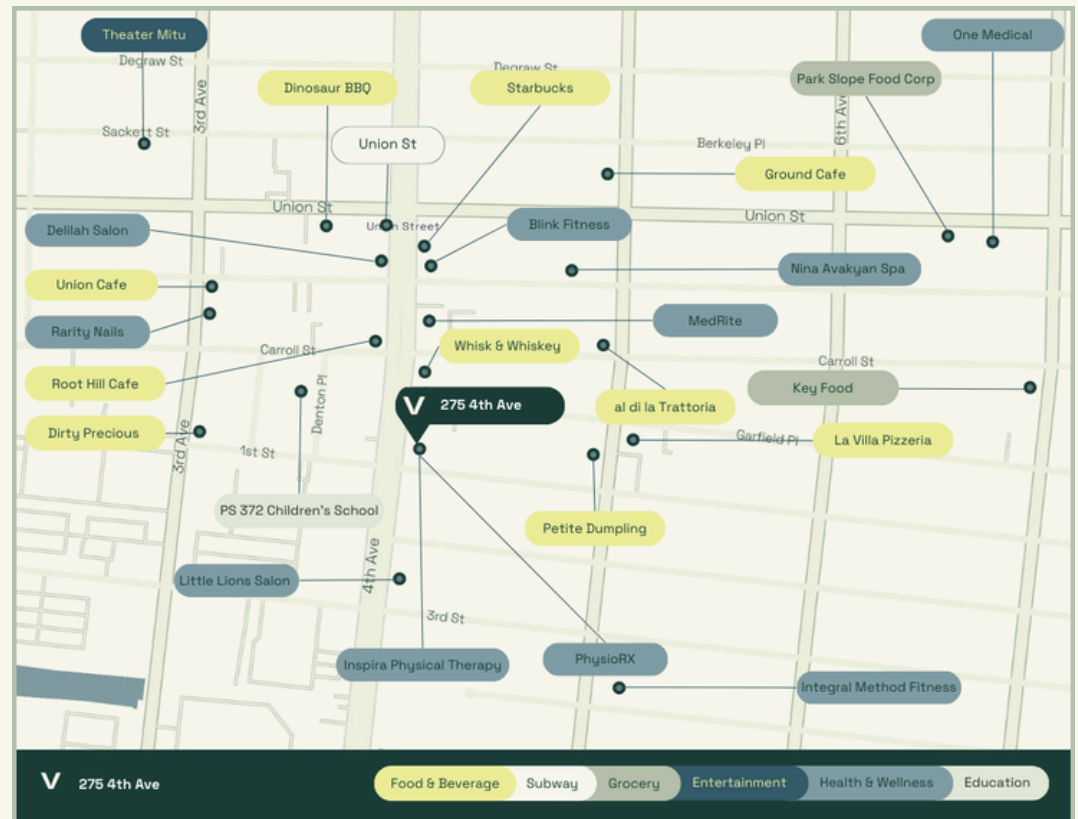


# Neighborhood overview

275 4th Avenue is located in the heart of Park Slope, one of Brooklyn's most vibrant and evolving neighborhoods. This stretch of 4th Avenue has seen a wave of new residential development, making it one of the most sought-after corridors for both residents and businesses alike. As more mixed-use buildings rise, the area continues to transform into a thriving destination filled with energy, diversity, and opportunity. The neighborhood surrounding 275 4th Avenue is known for its unique blend of old and new—where long-standing local favorites sit alongside modern cafes, boutique fitness studios, and elevated dining concepts. Just a few blocks away, 5th Avenue serves as a lively commercial spine packed with shops, bars, restaurants, and community-focused businesses.

Transportation is seamless, with the Union Street R train station just two blocks away, offering easy access to Downtown Brooklyn and Manhattan. The area is also walkable to Grand Army Plaza, Prospect Park, and cultural landmarks like the Brooklyn Museum and Brooklyn Botanic Garden.

Despite its rapid growth, Park Slope remains rooted in its rich architectural character and tight-knit community feel. With its central location, strong neighborhood amenities, and growing retail footprint, 275 4th Avenue sits at the intersection of tradition and transformation—an ideal location to experience the best of Brooklyn living and commerce.





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