



EXCLUSIVE OFFERING MEMORANDUM

# 4002 5TH AVENUE

4002 5TH AVENUE BROOKLYN, NY 11232

Marcus & Millichap  
THE BRENNAN TEAM

260 MADISON AVENUE, 5TH FLOOR, NEW YORK, NY 10016



..... 4002 5TH AVENUE

# EXCLUSIVELY LISTED BY

## JOHN BRENNAN

Licensed Associate Real Estate Broker  
260 Madison Avenue, 5th Floor, New York, NY 10016

718.475.4373

John.Brennan@marcusmillichap.com

Lic.: #10301221743

## NON-ENDORSEMENT & DISCLAIMER NOTICE

### CONFIDENTIALITY DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

### NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

### RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID: ZAG0330941

**Marcus & Millichap**  
**THE BRENNAN TEAM**

260 MADISON AVENUE, 5TH FLOOR, NEW YORK, NY 10016

# RENT ROLL

4002 5TH AVENUE

RES Units	4
Commercial Units	2
Gross SF:	4,972
Rentable SF:	4,475

Tenant	Unit	Status	Type	Approx. SF	Current	Current / SF	Pro Forma	Pro Forma/ SF
Apartment	1	FM	1BR	770	\$1,650	\$25.71	\$2,300	\$35.84
Apartment	2	FM	1BR	770	\$1,825	\$28.44	\$2,300	\$35.84
Apartment	3	FM	1BR	770	\$1,860	\$28.99	\$2,300	\$35.84
Apartment	4	FM	1BR	770	\$1,800	\$28.05	\$2,300	\$35.84
Retail 1	Convenience Store			1474	\$5,200	\$42.33	\$8,000	\$65.13
Retail 2	Smoothie And Salad Bar			550	\$2,435	\$53.13	\$2,533	\$55.27

Monthly	\$14,770	Pro Forma Monthly	\$19,733
Annual	\$177,240	Pro Forma Annual	\$236,796

Tenant	Lease Abstract
Retail 1	Delivered vacant. Tenant already has an agreement to vacate with 30 days notice.
Retail 2	Rent is \$2435 starting February 1st 2026. Lease is from 2025-2030 with 4% annual increases.

# OPERATING EXPENSES

4002 5TH AVENUE

		Actual		Pro Forma
Gross Scheduled Rent		\$177,240.00		\$236,796.00
Plus: Other Income		\$0.00		\$0.00
Plus: Tenant Reimbursement		\$0.00		\$0.00
Effective Gross Income		\$177,240.00		\$236,796.00
Taxes		(\$7,182.00)		(\$7,182.00)
Oil Heat		(\$10,755.00)		(\$10,755.00)
Water & Sewer		(\$2,258.00)		(\$2,258.00)
Insurance		(\$7,405.00)		(\$7,405.00)
Common Electric		(\$894.96)		(\$894.96)
Repairs		(\$1,500.00)		(\$1,500.00)
Payroll		(\$3,120.00)		(\$3,120.00)
Management	3.00%	(\$5,317.20)	3.00%	(\$7,103.88)
Less: Total Expenses	21.68%	(\$38,432.16)	16.98%	(\$40,218.84)
Net Operating Income		\$138,807.84		\$196,577.16

Taxes	Department of Finance
Oil Heat	Actual YTD through Dec 5th 2025
Water & Sewer	Actual*
Insurance	Actual 2025 policy
Common Electric	Projection - \$.20/RSF
Repairs	\$500/Res Unit
Payroll	\$260/month
Management	Projection - 3% of EGI



# OFFERING SUMMARY

4002 5TH AVENUE

\$

**Listing Price**

**\$2,800,000**

%

**Cap Rate**

**4.96%**



**No. of Units**

**4 Residential  
2 Commercial**

## FINANCIALS

<b>Listing Price</b>	<b>\$2,800,000</b>
NOI	\$138,807.84
Cap Rate	Current: 4.96%   Year 1: 7.02%
Price/SF	\$563.15
Price/Unit	\$466,667
GRM	Current: 15.80   Year 1: 11.82

## OPERATIONAL

Gross SF	4,972
Rentable SF	4,475
No. of Residential Units	4
No. of Commercial Units	2
Zoning	R6A, C2-4
Block   Lot	Block: 00714   Lot: 0039
Building Dimensions	22 FT x 92 FT
Building Gross SF	4,972
Lot Dimensions	22 FT x 95 FT
Residential FAR	3
Facility FAR	3
FAR as Built	2.37
Annual Tax Bill	\$7,182
Tax Class	2A





# INVESTMENT OVERVIEW

4002 5TH AVENUE

## INVESTMENT OVERVIEW

The Brennan Team of Marcus & Millichap is pleased to exclusively present for sale 4002 5th Avenue, a three-story mixed-use building comprised of 4 large one-bedroom apartments and 2 commercial units. The property is located on the corner of 5th Avenue between 40th Street and 41st Street in the Sunset Park neighborhood of Brooklyn.

The subject property was built in 1931 and measures 22 feet wide by 92 feet deep on the ground floor, and 22 feet wide by 67 feet on the 2nd and 3rd floors. The lot extends 95 feet deep and is zoned R6A, C2-4. The subject property is located 5 blocks from the 36 Street [ D, N, R] Train Station, providing easy access to Manhattan and the rest of Brooklyn.

4002 5th Avenue presents the unique opportunity to purchase a corner mixed-use building with a large vacant retail space, situated on the neighborhood's premier retail corridor. All 4 free-market apartments offer future upside, with residential rental rates at approximately \$35-\$40/SF in this particular neighborhood.



## INVESTMENT HIGHLIGHTS

- Sunset Park | 5th Avenue Corner Mixed-Use Building
- Two Commercial and Four Residential Units | Large Corner Commercial Space Vacant
- Free-Market Building with No Rent-Stabilization
- 22 Feet Wide by 92 Feet Deep on Ground Floor
- Brand New Roof May 2025 | Brand New Boiler Early 2025 (Oil Heat)
- Close to the “R” Train at 45th Street
- Across the Street from Sunset Park





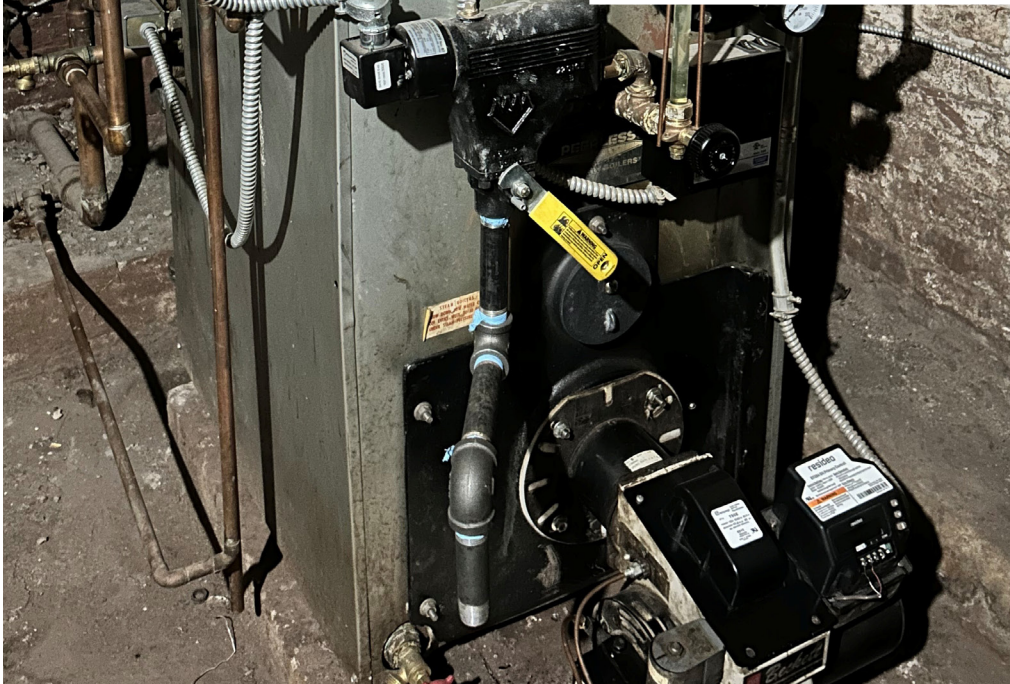
INTERIOR PHOTOS







BASEMENT AND MECHANICALS



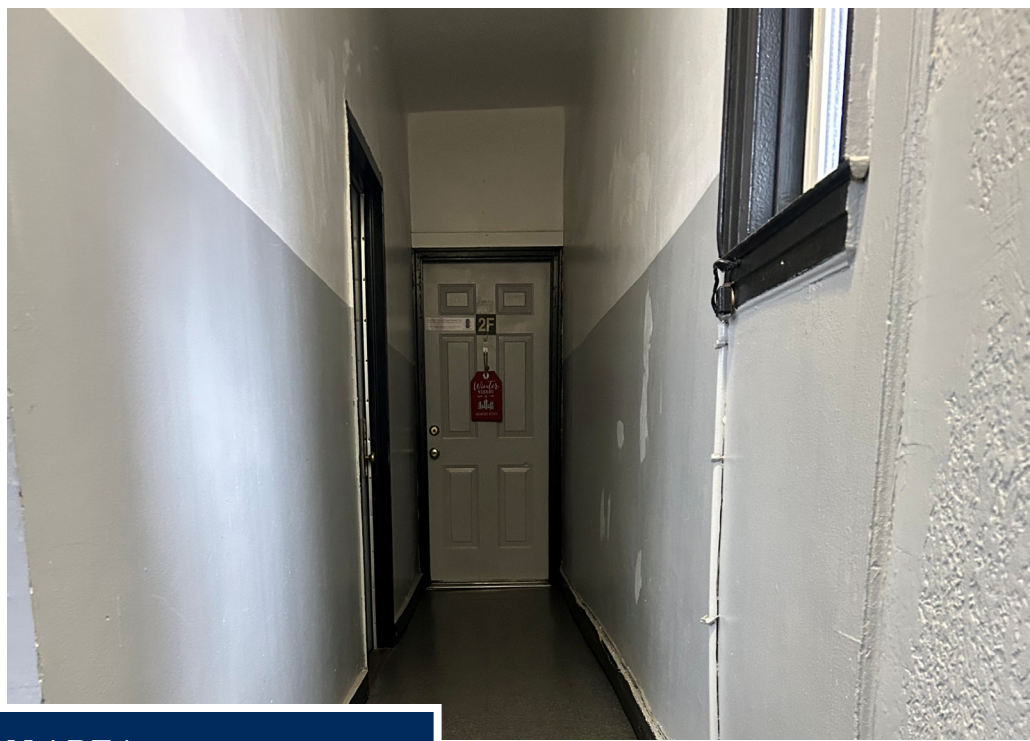




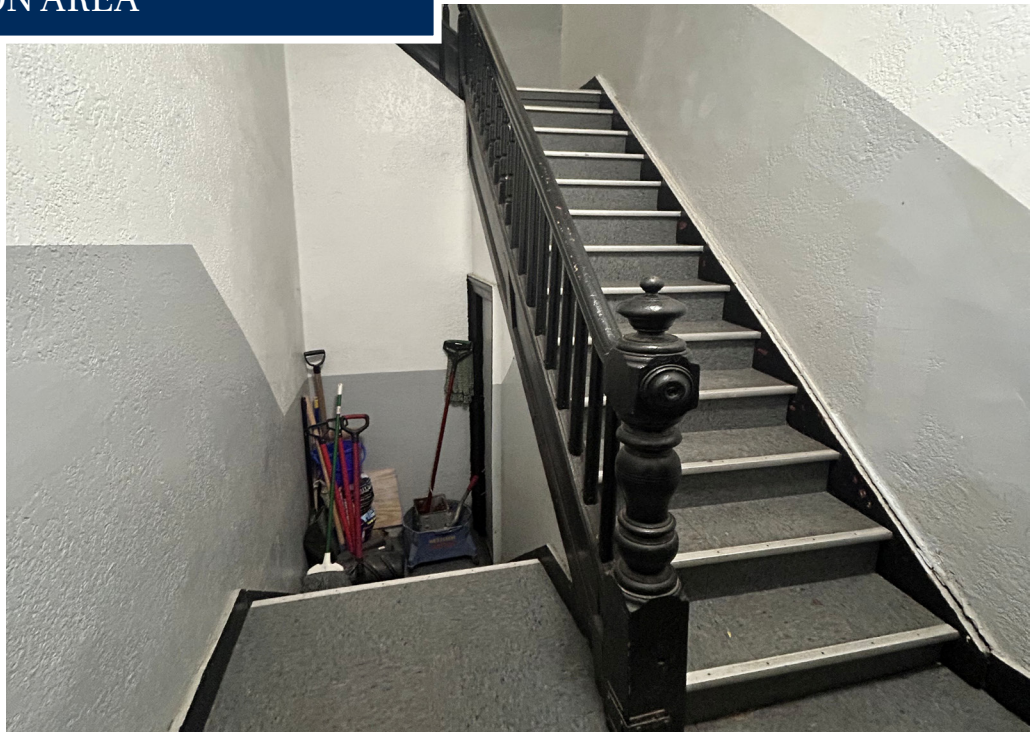
HOT WATER TANK AND GAS METERS



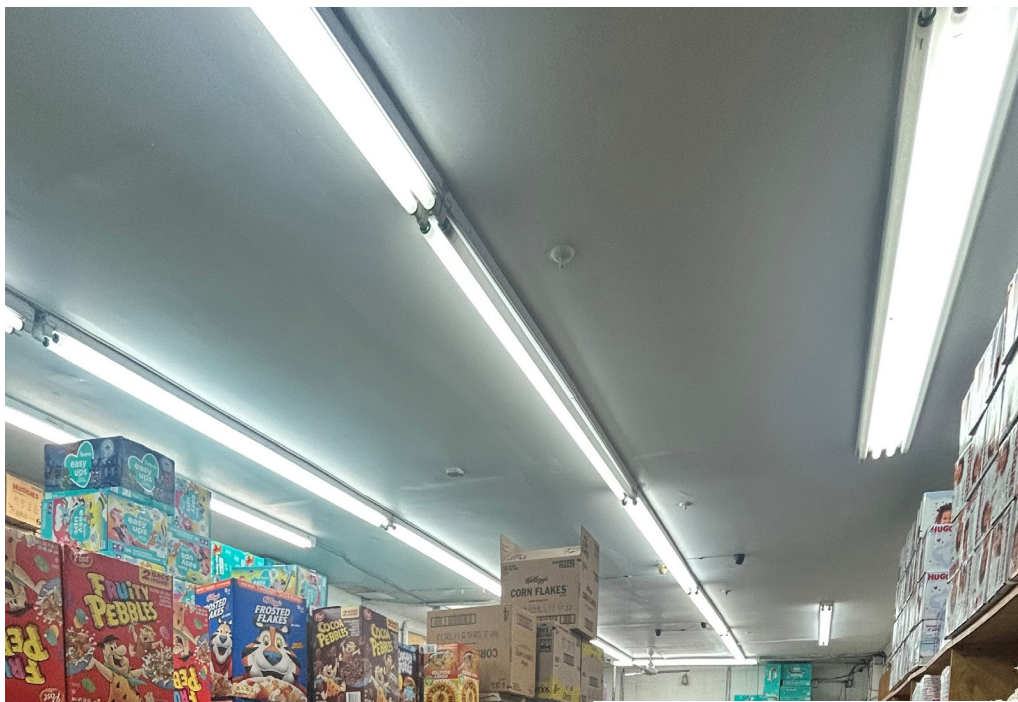




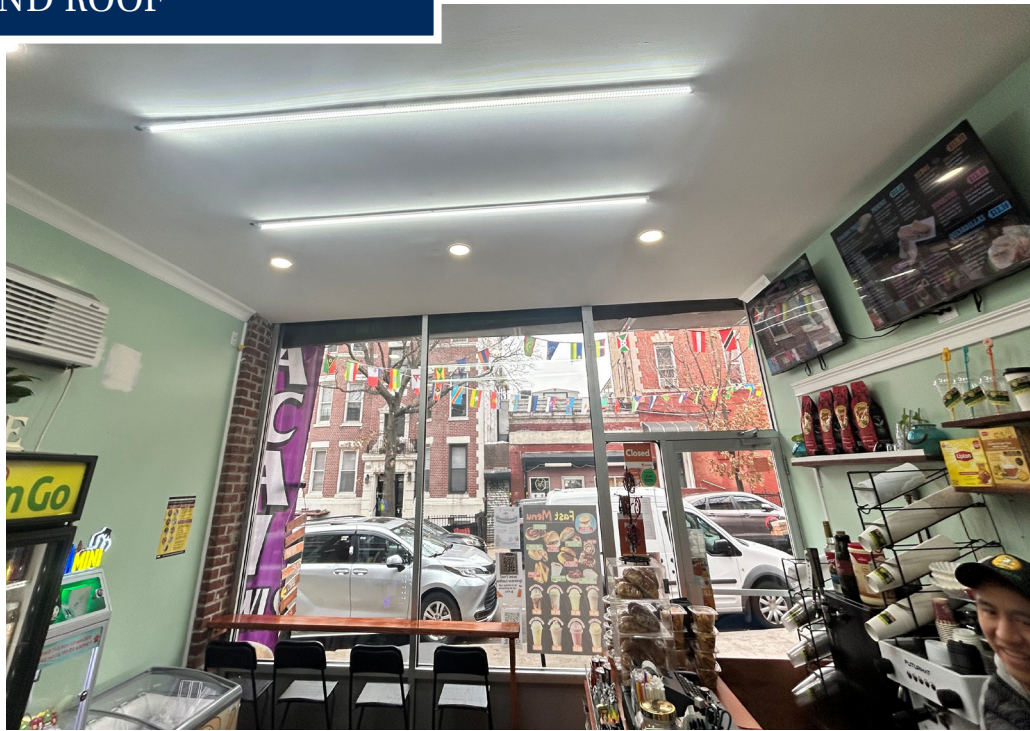
COMMON AREA







## RETAIL AND ROOF





# CERTIFICATE OF OCCUPANCY

4002 5TH AVENUE

108 2088-37-41

DEPARTMENT OF BUILDINGS

CITY OF NEW YORK

No. 34118

OFFICE OF THE PRESIDENT OF THE BOROUGH OF BROOKLYN  
DEPARTMENT OF BUILDINGS

DATE Feb. 7, 1938

## CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals July 22, 1932, and issued pursuant to Section 411-a, Greater New York Charter, and Chapter 5, Building Code, Code of Ordinances, City of New York.)  
This certificate supercedes all previously issued certificates.

To the owner or owners of the building or premises:

THIS CERTIFIES that the ALTERED BUILDING PREMISES

Located at 474/684 - 40<sup>th</sup> St. between 5<sup>th</sup> Ave.

Block 214, Lot 39

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, class and kind at the time the permit was issued; and CERTIFIES FURTHER that, any provisions of law relating to standpipe and sprinkler equipment have been complied with as certified by a report of the Fire Commissioner to the Commissioner of Buildings.

THIS CERTIFICATE IS ISSUED SUBJECT TO THE LIMITATIONS HEREINAFTER SPECIFIED AND TO THE FOLLOWING RESOLUTIONS OF THE BOARD OF STANDARDS AND APPEALS:  
(Calendar numbers to be inserted here)

### PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS LBS. PER SQ. FT.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar					Ordinary use
Basement					Apartment
First					Single story
Second					Two 2 families
Third					Two 2 families
Fourth					
Fifth					
Six					
Total = <u>1000</u>					Two 2 families

Permit No. 20722 Type of Construction Wood on 70  
Heights 3 stories 36 feet Date of completion, construction 2/1/38  
Located in Business zone at time of issuance of permit.

NO CHANGE OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE COMMISSIONER OF BUILDINGS.

Unless an approval for the same has been obtained from the Commissioner of Buildings, no change or rearrangement in the structural parts of the building, or affecting the light and ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing in height shall be made; nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

The superimposed, uniformly distributed loads, or concentrated loads producing the same stresses in the construction in any story shall not exceed the live loads specified above; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

This certificate does not in any way relieve the owner or owners or any other person or persons in possession or control of the building, or any part thereof, from obtaining such other permits, licenses or approvals as may be described by law for the uses or purposes for which the building is designed or intended; nor from obtaining the special certificates required for the use and operation of elevators; nor from the installation of fire alarm systems, where required by law; nor from complying with any lawful order for additional fire extinguishing appliances under the discretionary powers of the fire commissioner; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

If this certificate is marked "Temporary," it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to any building under the jurisdiction of the tenement house commissioner unless it is also approved and endorsed by him; and it must be replaced by a full certificate at the date of its expiration.

Examined by [Signature]

Per [Signature]

A. STEINSTEIN  
COM. OF BUILDINGS & BUILDINGS  
[Signature]  
ACTING BORO. Supt. B'klyn.

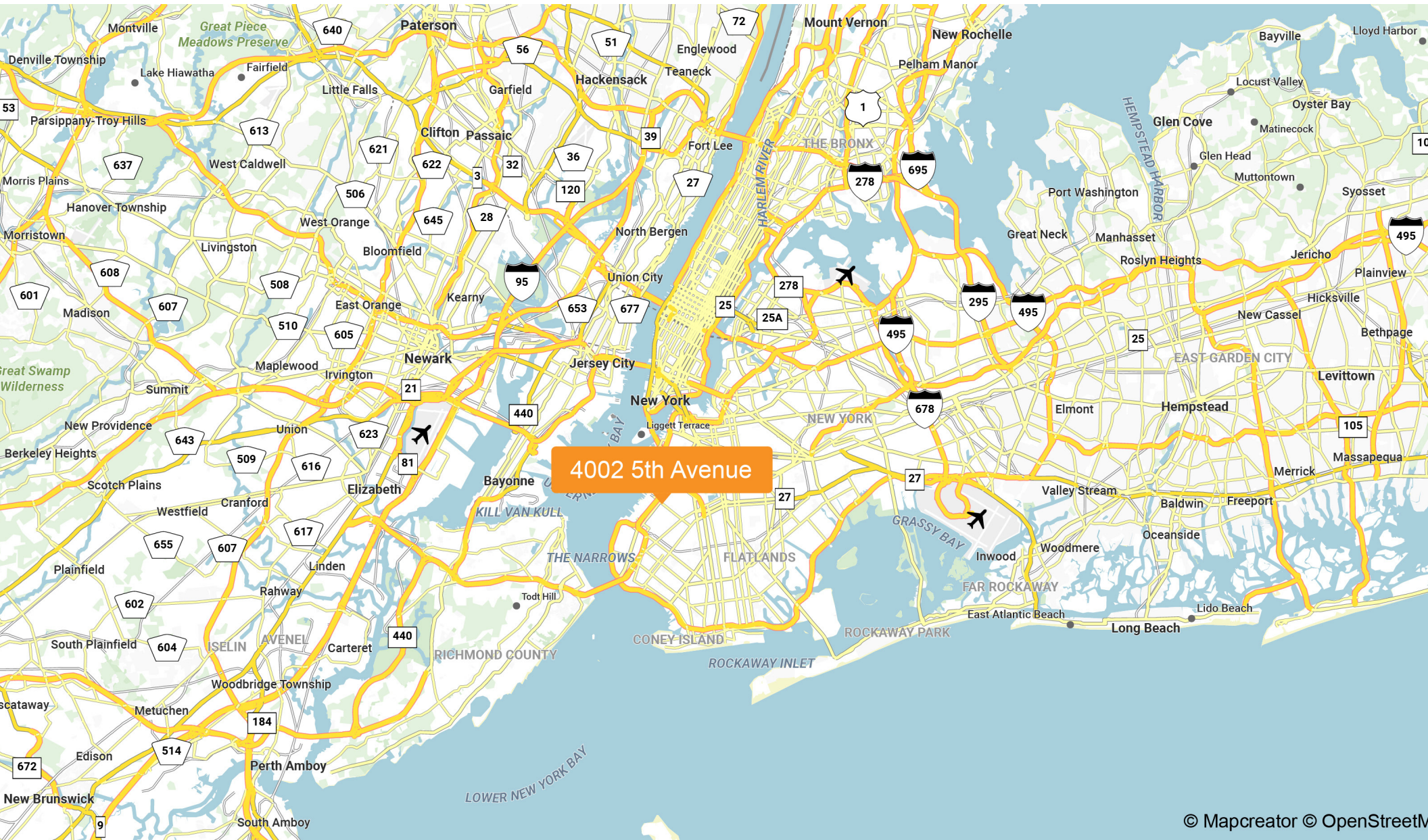
Commissioner of Buildings,  
Borough of Brooklyn.

Additional copies of this certificate will be issued, upon written request, to persons having an interest in the building or premises.



# REGIONAL MAP

4002 5TH AVENUE



© Mapcreator © OpenStreetM



# RETAILER MAP

4002 5TH AVENUE





..... 4002 5TH AVENUE

EXCLUSIVELY  
LISTED BY

**JOHN BRENNAN**

Licensed Associate Real Estate Broker

260 Madison Avenue, 5th Floor, New York, NY 10016

718.475.4373

[John.Brennan@marcusmillichap.com](mailto:John.Brennan@marcusmillichap.com)

Lic.: #10301221743

  
**Marcus & Millichap**  
THE BRENNAN TEAM

260 MADISON AVENUE, 5TH FLOOR, NEW YORK, NY 10016