



532

6th Avenue

Park Slope, Brooklyn, NY 11215

OFFERING
MEMORANDUM

Asking Price : \$4,500,000.00
6 units / Fully Free Market / 4.28% Cap

Contact

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Location Overview

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Executive Summary

Start New York Realty is delighted to offer a rare opportunity to acquire 532 6th Avenue, a distinguished 3-story multifamily property with a basement, located in the highly sought-after South Park Slope neighborhood of Brooklyn. This prime property is situated on the west side of 6th Avenue, nestled between 14th Street and 15th Street.

The building spans a total of 3,744 square feet of above-grade gross building area and was originally constructed in 1931. It consists of four 1-bedroom, 1-bathroom units, as well as two duplex units featuring two bedrooms each, located on the ground floor and lower level, both of which offer private rear yard access. The property is reportedly fully occupied. Resident amenities include in-unit washers and dryers. The site itself extends over approximately 2,543 square feet (roughly 0.06 acres) of land and features a rectangular, level lot at street grade.

Positioned in the heart of South Slope, each apartment boasts an open and spacious layout, including an eat-in kitchen and an expansive living room. The kitchen is equipped with high-end stainless steel appliances and sleek granite countertops. Additional comforts include hardwood floors throughout, in-unit laundry, and wall-mounted air conditioning and heating. All units have been renovated to offer modern convenience and style.

Step outside, and you'll find an array of fantastic restaurants, bars, and shops just around the corner. The iconic Prospect Park, with all its natural beauty, is just a few blocks away, adding even more appeal to this exceptional location.

Don't miss the opportunity to view this exceptional property. Contact us today to schedule a showing!

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Property Details

1042/46

Block / Lot

R6B

Zoning Designation

26' x 97.87'

Lot Dimensions

2,543 SF

Lot Size

3 + Basement

Stories

3,744 SF

Total

6

Units

532 6th Avenue presents an exclusive opportunity to own a masset situated in one of the most desired neighborhoods in Brooklyn



532 6th Ave | 6

Income & Expenses

Income	Annual Income
1L	\$ 54,000
1R	\$ 51,000
2L	\$ 37,800
2R	\$ 39,000
3L	\$ 41,400
3R	\$ 41,400
Gross Income	\$264,600

Expenses	Total
RE Taxes (2024)	\$ 24,800
Insurance	\$ 10,000
Repairs & Maintenance	\$ 10,000
Management Fee (5% of Gross Income)	\$ 13,230
Utilities , Super, Supplies	\$ 14,000
Total	\$ 72,030

Gross Income	\$ 264,600
Less Expenses	\$ 72,030
Net Operating Income	\$ 192,570

Location Overview



Park Slope

Park Slope has a tranquil, easygoing vibe and can almost feel suburban. Strollers and children of all ages are a constant presence on sidewalks, as are shoppers patronizing local boutiques and dog walkers heading up to the park. Residents are Brooklynites through and through and tend to be socially conscious, artistically minded, and committed to their community. At night, a casual restaurant scene comes alive. For anyone looking for a night out, there are plenty of beer gardens and wine bars to patronize, especially in the South Slope,

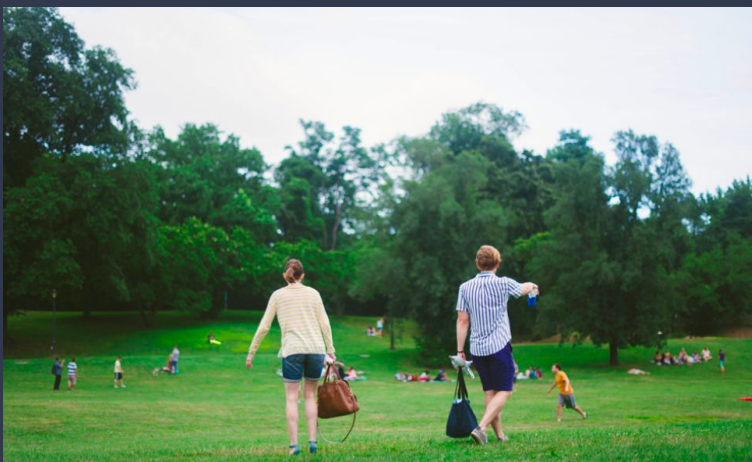


Transportation

532 6th Avenue has access to all forms of public Transportation.

Commute Times

Atlantic Terminal **26m** by train, **4m** by car
Grand Central **42m** by train, **29m** by car
Union Square **38m** by train, **21m** by car
Wall Street **33m** by train, **18m** by car



Transit

- F** at 7th Av 0.3 miles
- R** at Prospect Av 0.3 miles
- F** at 4th Av 0.38 miles
- F** **G** **R** at 9th St 0.39 miles
- F** at Prospect Park-15 St 0.45 miles

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Multifamily Building for Sale

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