



# 6001 5th Avenue

## Brooklyn, NY 11220

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### OFFERING MEMORANDUM







**6001 5<sup>th</sup> Avenue,**  
Brooklyn, NY 11220

Is being offered at  
~~\$ 3,499,000~~ **\$3,459,000**

## Property Overview

6001 5th Avenue presents an exceptional mixed-use investment opportunity in the heart of Brooklyn's vibrant Sunset Park neighborhood. This fully-leased property comprises **five free-market residential apartments**—all spacious two-bedroom units—and **three ground-floor retail stores** with prime Fifth Avenue frontage.

The building is conveniently located just **one block from the D, N, and R subway lines**, offering a quick 30-minute ride to Downtown Manhattan. Multiple bus routes (B9 and B63) are only a short walk away, and both the Belt Parkway and Gowanus Expressway are close enough for fast accessibility while being far enough away to avoid noise pollution. Nearby landmarks include the beautiful cathedral across the street, the prominent NYU Langone Hospital (less than a 5-minute drive), and Sunset Park and Sunset Park Pool, only minutes away by car or bus. The thriving Brooklyn Army Terminal and Industry City—both of which are home to many restaurants, bars, breweries, and an expansive network of specialty shops and creative workspaces—further enhance the area's appeal.

## Property Highlights

- **Diverse Income Stream:** Five free-market residential units and three ground-floor retail stores provide multiple revenue sources.
- **Value-Add Potential:** All leases are short-term, enabling the future owner to reposition rents to true market levels or repurpose spaces for personal or alternative commercial use.
- **Free-Market Residential Units:** Apartments are **not rent-stabilized**, allowing for flexible rent adjustments and upside in income.
- **Prime Corner Retail Visibility:** The corner retail space enjoys exceptional exposure and high pedestrian and car traffic.
- **Strong Transit Connectivity:** Only one block from the D, N & R subway lines; near B9 and B63 bus routes; convenient access to Belt Parkway and Gowanus Expressway.
- **Proximity to Key Destinations:** NYU Langone Hospital, Sunset Park, Industry City, and Brooklyn Army Terminal—vibrant employment and cultural hubs—are all within minutes.
- **Stable Tenancy with Growth Upside:** All spaces are currently leased, yet current commercial rents are below market, allowing substantial income growth at lease rollover.



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## Financial Overview

# \$ 3,459,000

OFFERING PRICE

TOTAL SQUARE FEET	6,000
CURRENT CAP RATE	4.92%
PROJ. CAP RATE	8.38%
CURRENT Net Operating Income	\$170,263
PROJ. Net Operating Income	\$290,203

## Breakdown of Expenses

Expense	Annual Cost
Insurance	\$10,000
Property Tax	\$23,597
Gas	\$7,000
W & S	\$6,800
Electric	\$800
<b>TOTAL</b>	<b>\$48,197</b>

## Current Rent Roll

Unit Type	Monthly Rent	Annual Rent
Nail Salon	\$3,350	\$40,200
Candy Shop	\$2,805	\$33,660
Driving School	\$3,500	\$42,000
(RES) 2 Bdrm	\$1,650	\$19,800
(RES) 2 Bdrm	\$1,650	\$19,800
(RES) 2 Bdrm	\$1,650	\$19,800
(RES) 2 Bdrm	\$1,450	\$17,400
(RES) 2 Bdrm	\$2,150	\$25,800
<b>TOTAL</b>	<b>\$18,205</b>	<b>\$218,460</b>

## Projected Rent Roll

Unit Type	Monthly Rent	Annual Rent
Nail Salon	\$6,000	\$72,000
Candy Shop	\$3,750	\$45,000
Driving School	\$3,750	\$45,000
(RES) 2 Bdrm	\$3,100	\$37,200
(RES) 2 Bdrm	\$2,900	\$34,800
(RES) 2 Bdrm	\$2,900	\$34,800
(RES) 2 Bdrm	\$2,900	\$34,800
(RES) 2 Bdrm	\$2,900	\$34,800
<b>TOTAL</b>	<b>\$28,200</b>	<b>\$338,400</b>

6001 5th Avenue offers investors a **turnkey, cash-flowing asset** with exceptional upside potential. The combination of **free-market apartments, under-market retail leases with Short-Term Leases**, and a **high-demand Sunset Park location** creates a rare opportunity to significantly increase future income through rent repositioning and strategic lease renewals.

## Maps & Location Advantages

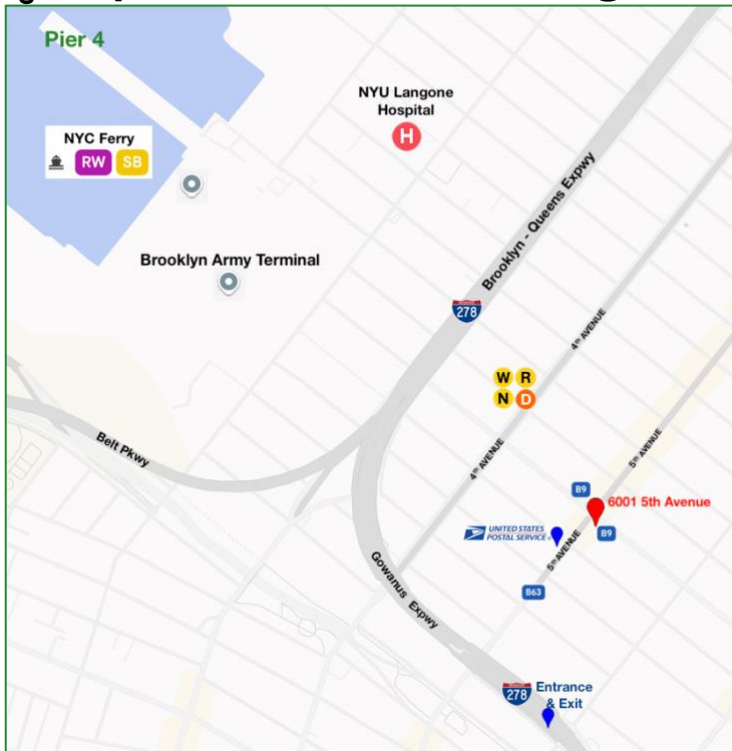


Figure 1. Location Map

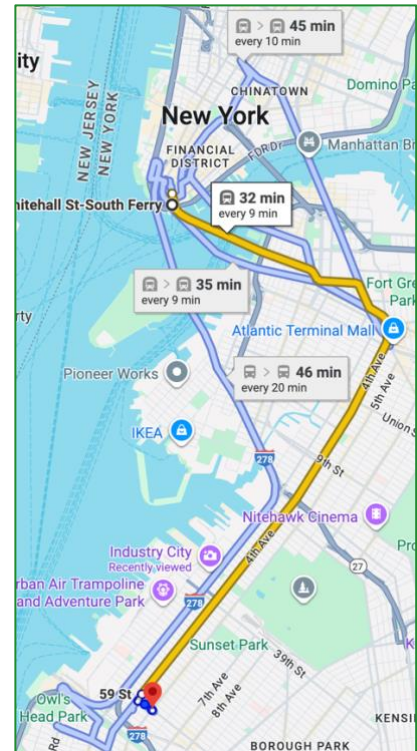


Figure 2. Transportation Map

### Location Map

Figure 1. Location Map, at the top left, showcases the property's prime location and its exceptional accessibility to key amenities. Within a short walking distance are multiple subway lines (N, R, D, W) and convenient bus routes (B9, B63), ensuring seamless connectivity across Brooklyn and into Manhattan. Essential services such as the local Post Office, along with a vibrant mix of shops and acclaimed restaurants along both 4th and 5th Avenues, create an inviting and dynamic environment. For leisure and recreation, Pier 4 offers a scenic waterfront setting and access to two NYC Ferry routes—one providing stops along South Brooklyn en route to Downtown Manhattan, and the other offering a direct connection to Rockaway, Queens. The entrance and exit to the highway are only 5 blocks away, close enough for convenience but far enough away that you don't hear the traffic

### Transportation Map

In Figure 2. Transportation Map, at the top right, highlights the ease and efficiency of commuting from the property to Downtown Manhattan. A brief walk to the nearby subway station connects residents to multiple lines that provide a direct trip to Manhattan in approximately **32 minutes**. This quick, convenient ride underscores the property's appeal to professionals and commuters seeking a balance of urban accessibility and neighborhood charm.

### Summary

With strong transportation links, a thriving surrounding commercial corridor, and proximity to major Brooklyn attractions and employers, this property represents a **secure, high-growth investment** in one of New York City's most dynamic neighborhoods. For more information contact John Koulouroudis by phone or text at 347-723-8421 or by email at [JKoudis1@gmail.com](mailto:JKoudis1@gmail.com), include "6001 5<sup>th</sup> Ave" in the subject line.