

BASELINE

REAL ESTATE ADVISORS

**EXCLUSIVE LISTING:**

**57 4<sup>th</sup> Ave**

**Prime Park Slope  
5 Unit Mixed Use Corner Building with  
4,939 SF of Available Air Rights**



**Attractive Assumable Debt**

BASELINE

REAL ESTATE ADVISORS

**MICHAEL SHERMAN | Founder**

Baseline Real Estate Advisors | [www.BaselineRealEstate.com](http://www.BaselineRealEstate.com)

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# BASELINE

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## Property Information

### Location

57 4<sup>th</sup> Avenue, Brooklyn, NY 11217

### Building Size

4,526 SF

### Lot Size

1,573 SF (19.67ft x 80ft)

### Units

5 Units | 2 Retail | All 3 Bed/1.5 Baths

### Air Rights

4,939 SF of Air Rights Remaining

### Notes

Prime Park Slope

Located at corner of 4<sup>th</sup> Ave & Bergen St

4-Story Walkup

All 3-Bedroom / 2 Bath Apartments

Luxury Finishings

All Free-Market Units

4,939 SF of Air Rights

One block from the Barclays Center

Steps from over 10 subway lines

## Mortgage Information

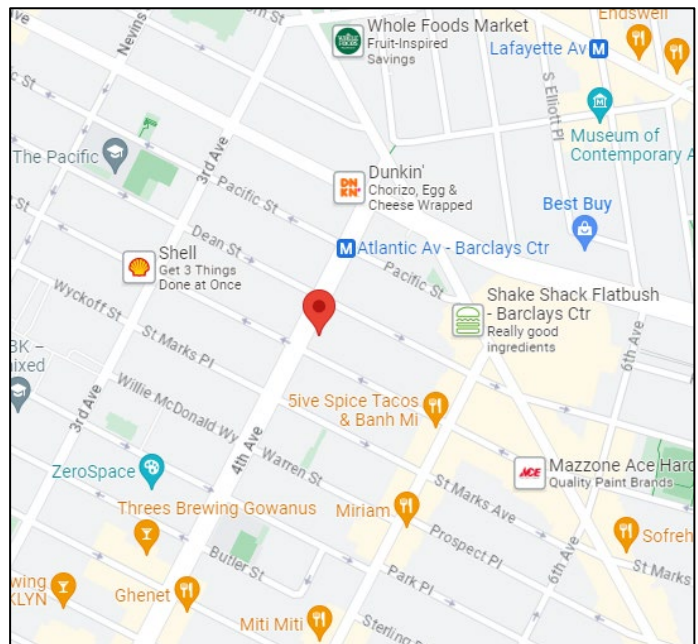
Attractive Assumable Debt | \$4.375M @ 4.28% | Maturity: 1/2031

### Financials

Residential	3	\$168,000
Commercial	2	\$186,960
Reimbursement & Fees		\$4,345
<b>Total Income</b>		<b>\$359,305</b>

Real Estate Taxes	2A	\$26,204
Utilities		\$15,200
Insurance		\$13,861
Maintenance		\$7,687
Management		\$17,667
<b>Total Expenses</b>		<b>\$80,619</b>

**Net Operating Income** **\$278,686**



**Asking Price: \$5,200,000**

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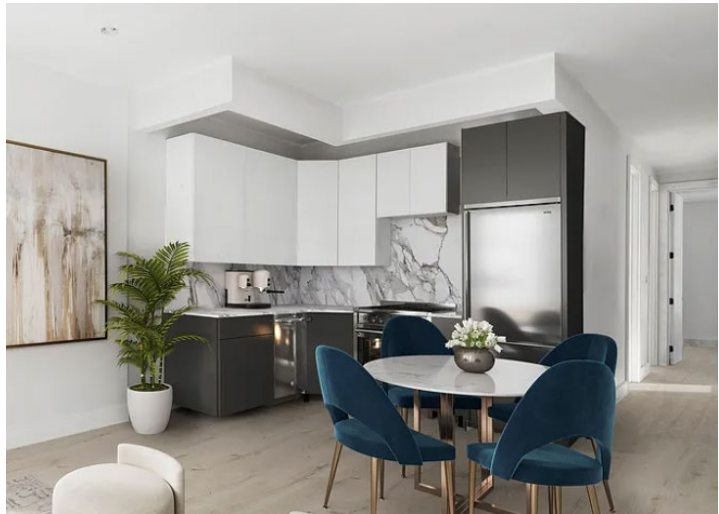
## RENT ROLL

Unit	Type/Tenant	Lease Start	Lease End	Gross Rent
Retail 1	Canteen Deli	01/01/2019	12/31/2024	\$9,877.53
Retail 2	New China Wok	12/04/2019	11/30/2024	\$5,702.44
3	3 BR / 2 Bath	05/04/2024	07/15/2025	\$4,500.00
4	3 BR / 2 Bath	10/01/2020	09/30/2024	\$4,800.00
5	3 BR / 2 Bath	12/01/2022	03/31/2025	\$4,700.00
<b>Monthly Total</b>				<b>\$29,579.97</b>
<b>Annual Total</b>				<b>\$354,959.64</b>

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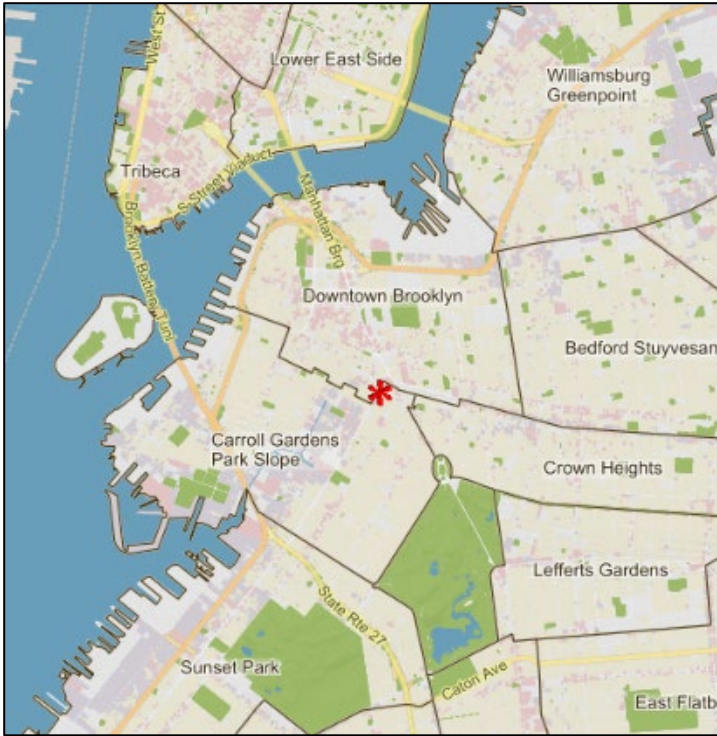
IMAGES



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# AREA MAPS



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