

BASELINE

REAL ESTATE ADVISORS

EXCLUSIVE LISTING:

57 4th Ave

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



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MICHAEL SHERMAN | Founder

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Property Information

Location

57 4th 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/2 Baths

Air Rights

4,939 SF of Air Rights Remaining

Notes

Prime Park Slope

Located at corner of 4th 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

Financials

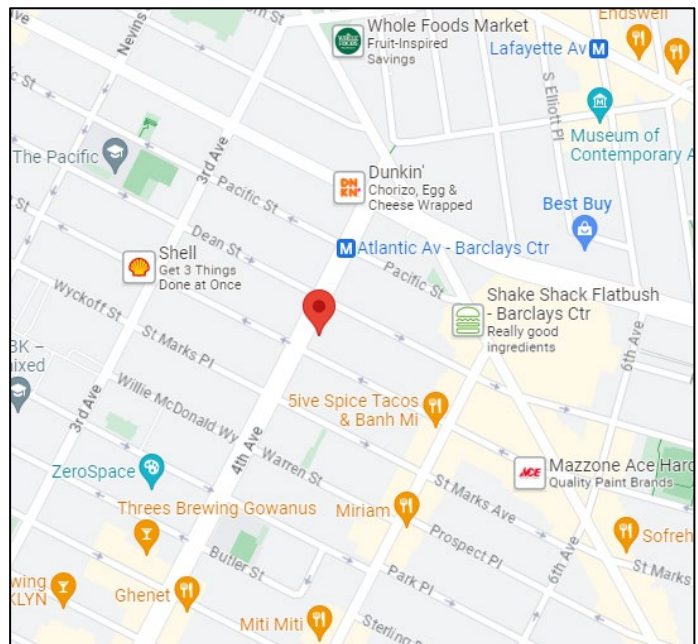
Residential	3	\$174,000
Commercial	2	\$188,015
Reimbursement & Fees		\$7,901

Total Income \$369,916

Real Estate Taxes	2A	\$29,760
Utilities		\$15,200
Insurance		\$13,861
Maintenance		\$7,687
Management		\$10,860

Total Expenses \$77,368

Net Operating Income \$292,548



Asking Price: \$4,500,000

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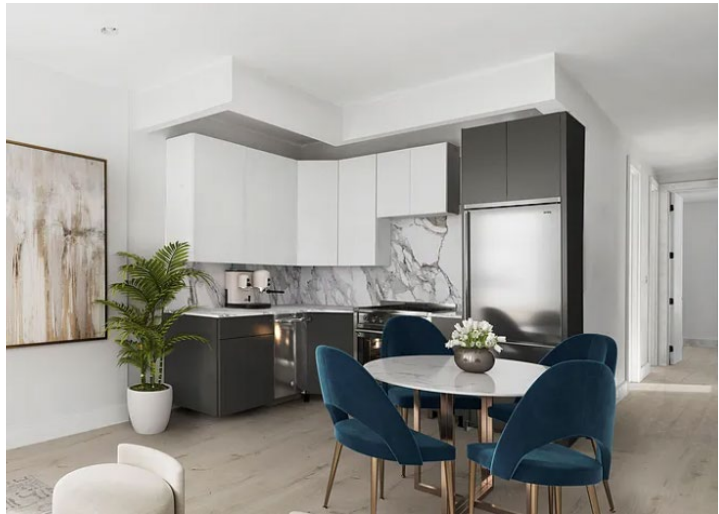
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RENT ROLL

Unit	Type/Tenant	Lease Start	Lease End	Gross Rent
Retail 1	Canteen Deli (1,000 SF)	01/01/2019	12/31/2026	\$9,965.47
Retail 2	New China Wok (500 SF)	12/04/2019	11/30/2029	\$5,702.44
3	3 BR / 2 Bath	05/04/2024	9/09/2026	\$5,000.00
4	3 BR / 2 Bath	10/01/2020	3/31/2026	\$5,000.00
5	3 BR / 2 Bath	12/01/2022	MTM	\$4,500.00
Monthly Total				\$30,167.91
Annual Total				\$362,014.92

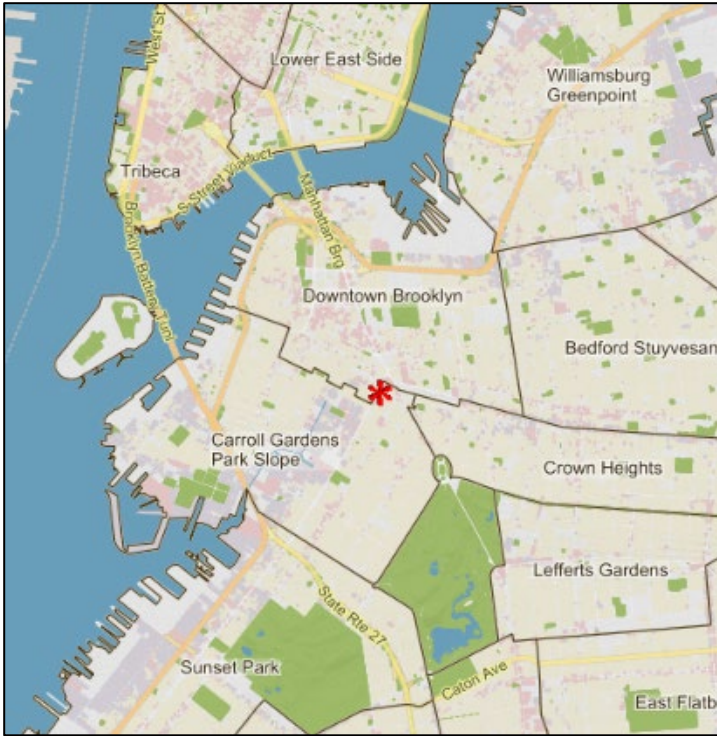
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IMAGES



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AREA MAPS



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