

FOR SALE

575 4th Avenue, Brooklyn, NY 11215

Park Slope Commercial Condominium Units for Investor or User

Ariela
GREA Partner

For More Information Contact Our Exclusive
Sales Agents at **212.544.9500** | arielpa.nyc

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Stephen Vorvolakos x25
svorvolakos@arielpa.com

Nicole Daniggelis x58
ndaniggelis@arielpa.com

For Financing
Information:

Matthew Dzbaneck x48
mdzbaneck@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates, and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. May 23, 2025 5:32 pm

575 4th Avenue, Brooklyn, NY 11215

Park Slope Commercial Condominium Units for Investor or User | **FOR SALE**



- 2 commercial condominium units are located on the ground floor of a newly constructed 70-unit luxury residential building
- Over 105' of wraparound frontage on the corner of 4th and Prospect Avenues in Park Slope
- The corner unit A totals 2,370 SF and is occupied by a gourmet deli through January 2035. They have one five-year extension
- Unit B totals 1,776 SF and is occupied by Studio Pilates through September 2029. They have one 5-year extension
- Steps from the Prospect Ave D, N, R, W subway station, which provides access to Manhattan in under 25 minutes
- Directly next to the Prospect Expressway, providing access to Manhattan via the Hugh L. Carey Tunnel or Brooklyn Bridge
- Proximity to Prospect Park, high-quality schools, dining and shopping options make Park Slope one of NYC's most desirable residential enclaves. It is in need of more retail to satisfy demand.

Block / Lot	3-1052-1271, 1272
Stories	1
Total Units	2
Commercial SF (Approx.)	4,146
Unit A SF (Approx.)	2,370
Unit B SF (Approx.)	1,776
Tax Class	4
Assessment (24/25)	\$296,461
Real Estate Taxes (24/25)	\$31,905

* All Sq. Ft. are approximate

Asking Price: \$3,250,000

Confidentiality Agreement →

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Stephen Vorvolakos x25
svorvolakos@arielpa.com

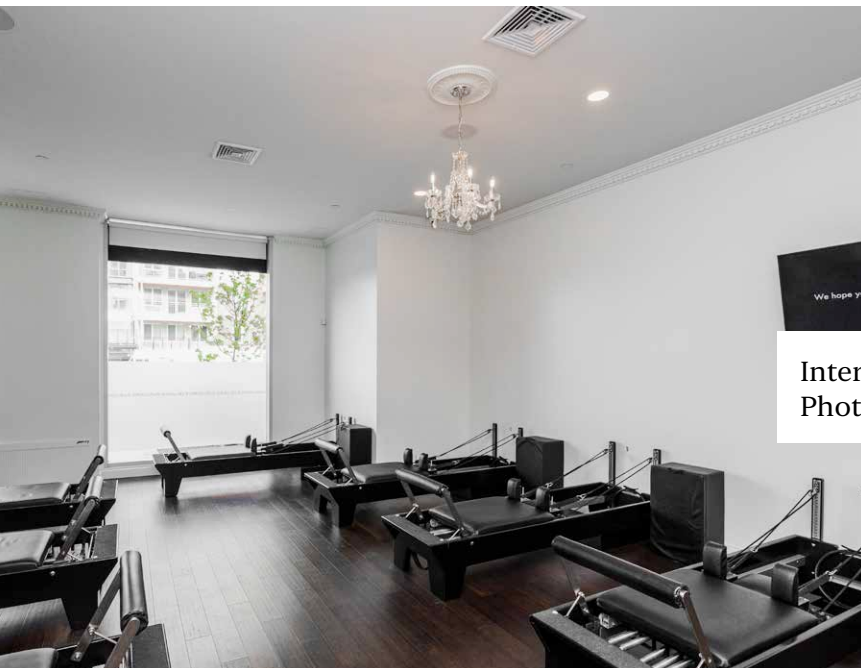
Nicole Daniggelis x58
ndaniggelis@arielpa.com

For Financing Information:

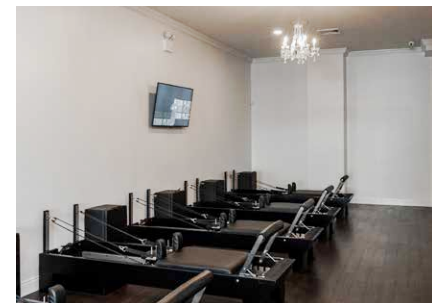
Matthew Dzbanek x48
mdzbanek@arielpa.com

575 4th Avenue, Brooklyn, NY 11215

Park Slope Commercial Condominium Units for Investor or User | **FOR SALE**



Interior
Photos



Asking Price: \$3,250,000

For More Information Contact Our Exclusive
Sales Agents at **212.544.9500** | arielpa.nyc

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Stephen Vorvolakos x25
svorvolakos@arielpa.com

Nicole Daniggelis x58
ndaniggelis@arielpa.com

For Financing
Information:

Matthew Dzbanek x48
mdzbanek@arielpa.com

575 4th Avenue, Brooklyn, NY 11215

Park Slope Commercial Condominium Units for Investor or User | **FOR SALE**



Projected Financial Summary

Net Operating Income: \$169,241 | 5.21% Cap Rate

Expenses (Estimated)

Gross Operating Expenses: \$53,265

Scheduled Gross Income:	\$229,388	
Less Vacancy Rate Reserve (3.00%):	(\$6,882)	
Gross Operating Income:	\$222,506	
Less Expenses:	(\$53,265)	23% of SGI

Real Estate Taxes (24/25)	\$31,905
Common Charges	\$15,494
Tenant Tax Reimbursement	(\$809)
Legal/Miscellaneous	\$2,225
Management	\$4,450

Rent Roll

Total Income: \$19,116 Monthly | \$229,388 Annual

Unit	Tenant	Sq. Ft. (Approx.)	Actual/Projected	\$ / SF	Monthly Rent	Lease Expiration
Unit A	Vacant	2,370	Actual	\$51	\$10,000	1/11/2035
Unit B	Studio Pilates	1,774	Actual	\$57	\$9,116	9/30/2029

Asking Price: \$3,250,000

For More Information Contact Our Exclusive
Sales Agents at **212.544.9500** | arielpa.nyc

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Stephen Vorvolakos x25
svorvolakos@arielpa.com

Nicole Daniggelis x58
ndaniggelis@arielpa.com

For Financing
Information:

Matthew Dzbanek x48
mdzbanek@arielpa.com

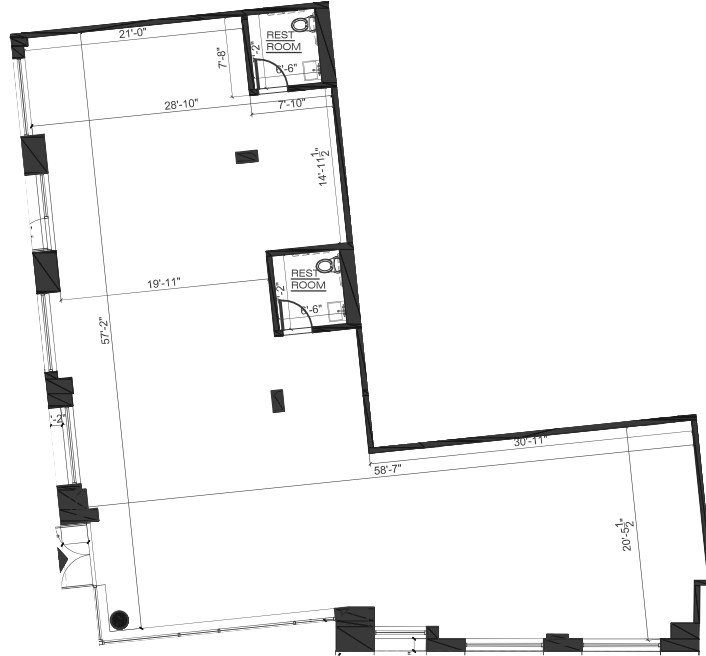
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. May 23, 2025 5:32 pm

575 4th Avenue, Brooklyn, NY 11215

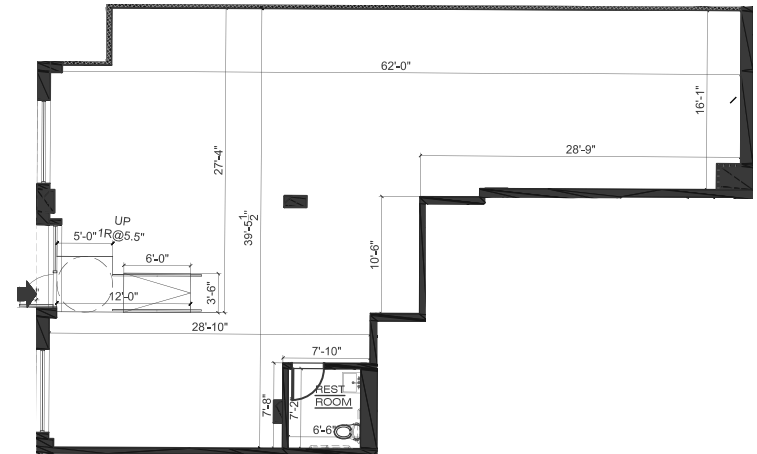
Park Slope Commercial Condominium Units for Investor or User | **FOR SALE**



Commercial
Unit A



Commercial
Unit B



Asking Price: \$3,250,000

For More Information Contact Our Exclusive
Sales Agents at **212.544.9500** | arielpa.nyc

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Stephen Vorvolakos x25
svorvolakos@arielpa.com

Nicole Daniggelis x58
ndaniggelis@arielpa.com

For Financing
Information:

Matthew Dzbaneck x48
mdzbaneck@arielpa.com

575 4th Avenue, Brooklyn, NY 11215

Park Slope Commercial Condominium Units for Investor or User | **FOR SALE**



Bank

- 1 Bank of America

Educational

- 2 P.S. 124 Silas B. Dutcher
- 3 Hellenic Classical Charter School

Entertainment and Activities

- 4 Harbor Fitness Park Slope
- 5 Crunch Fitness

Food & Beverage

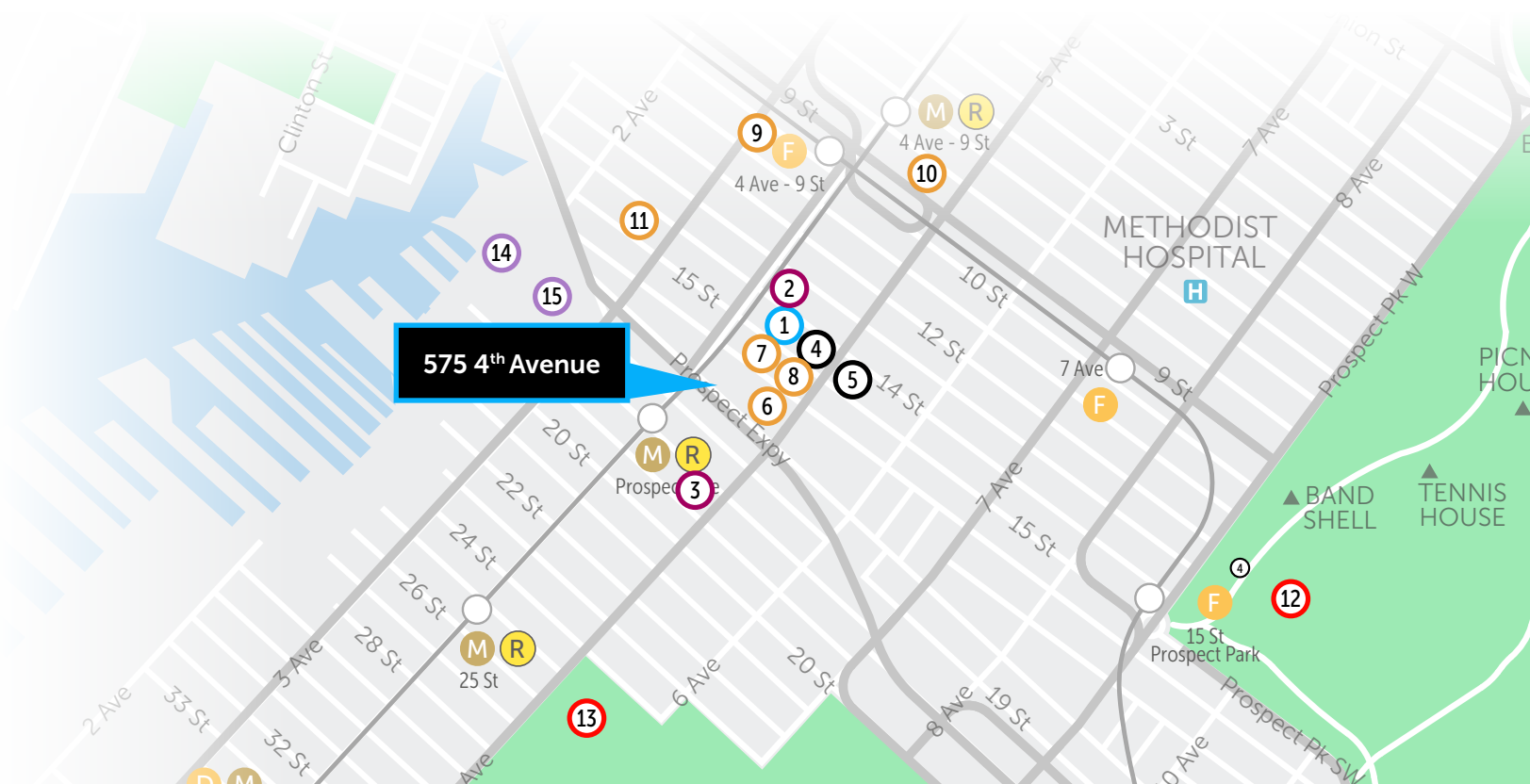
- 6 Milk & Honey
- 7 Black Horse Pub
- 8 Rullos
- 9 Table 87
- 10 McDonald's
- 11 Popeye's

Park

- 12 Prospect Park
- 13 Greenwood Cemetery

Retail

- 14 Home Depot
- 15 Restaurant Depot/Jetro



For More Information Contact Our Exclusive
Sales Agents at **212.544.9500** | arielpa.nyc

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Stephen Vorvolakos x25
svorvolakos@arielpa.com

Nicole Daniggelis x58
ndaniggelis@arielpa.com

For Financing
Information:

Matthew Dzbanek x48
mdzbanek@arielpa.com