

5023 FIFTH AVENUE, BROOKLYN, NY 11220

FOR SALE | MIX-USED BUILDING



ASKING PRICE: \$4,800,000



PRIME LOCATION

6 RETAILS

4 RESIDENTIALS

FULLY OCCUPIED

PROPERTY INFORMATION

East Coast Realtors Inc is proud to present the sale of 5023 5 Ave, Brooklyn, NY 11220. The mixed-used property is situated on 5th Ave and 51st St with great exposure.

The building boasts 6 retail units and 4 residential units, 7,000 SF of space and C4-3 zoning making it an optimal choice for various retail and residential purposes. It is graced by an array of prominent national tenants and commanding an excellent foot traffic. The building is fully occupied with all tenants being on month-to-month rental agreement.

With just a block's distance to the **N W R** subway lines, this location benefits immensely from its accessibility to public transportation via subway and buses.

BLOCK / LOT	792/1
LOT DIMENSIONS	25' X 100'
LOT SQ.FT.	2,500
BUILDING DIMENSIONS	25' X 90'
BUILDING SQ.FT.	7,000
ZONING	C4-3A
YEAR BUILT	1927
STORIES	3
COMMERCIAL UNITS	6
RESIDENTIAL UNITS	4
RE TAX	\$23,781

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INCOME

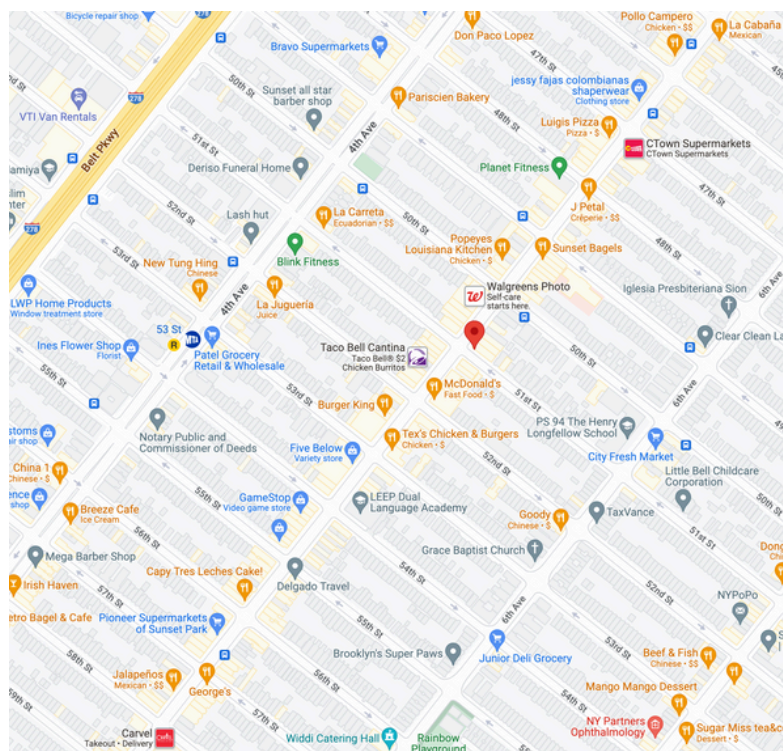
Tenant	Lease End	Monthly Rent	Yearly Rent
Taco Store (3)	Month to Month	\$6,000	\$72,000
Meat Market (1)	Month to Month	\$4,000	\$48,000
Jewelry Store (1)	Month to Month	\$4,300	\$51,600
Barbershop (1)	Month to Month	\$1,600	\$19,200
2F (5B1B)	10/31/2025	\$3,000	\$36,000
2R (5B1B)	Month to Month	\$1,100	\$13,200
3F (5B1B)	Month to Month	\$2,100	\$25,200
3R (5B1B)	Month to Month	\$2,300	\$27,600
Total Gross Income		\$24,400	\$292,800

EXPENSES

Property Taxes	\$23,781/Y
Insurance	\$10,000/Y
Electric	\$900/Y
Water	\$16,000/Y
Total Expenses	\$50,681

NOI

Income	Expense	NOI	Cap Rate
\$292,800	\$50,681	\$242,119	5%



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