

# 4721 13TH AVE. BORO PARK

GFI REALTY SERVICES EXCLUSIVE OFFERING

LONG TERM OWNERSHIP  
APPX 70 YEARS  
IDEAL CONDO CONVERSION  
3-STORY MIXED-USE  
BUILDING IN BORO PARK,  
BROOKLYN



# 4721 13TH AVE.

**GFI Realty Services is pleased to present the exclusive offering of 4721 13th Avenue**, a three-story mixed-use corner building located in the Borough Park section of Brooklyn, totaling approximately 7,000 square feet with an additional 1,500 buildable square feet. The property has been under long-term ownership for approximately 70 years and is comprised of two ground-floor retail units and four residential apartments, presenting an ideal condominium conversion or value-add opportunity. The asset is surrounded by a strong mix of local retailers and eateries and is conveniently located one block from the D subway line, offering excellent visibility and accessibility.

13th Avenue in Borough Park is a thriving commercial corridor with heavy daily pedestrian traffic and vehicular counts of approximately 8,000+ cars per day, dominated by independently owned businesses, with a notably high concentration of banks reflecting its strong local economy. The avenue is globally recognized and features kosher hotels and a wide range of specialty retail, dining, and religious goods tailored to the community. **(Financials provided upon request)**



## INVESTMENT HIGHLIGHTS

**1 CORNER MIXED-USE ASSET:**  
THREE-STORY BUILDING TOTALING ~7,000 SF WITH TWO GROUND-FLOOR RETAIL UNITS AND FOUR RESIDENTIAL APARTMENTS.

**2 CONDO CONVERSION / VALUE-ADD POTENTIAL:** APPROXIMATELY 1,500 ADDITIONAL BUILDABLE SQUARE FEET.

**3 LONG-TERM OWNERSHIP:** HELD BY THE SAME OWNER FOR ~70 YEARS.

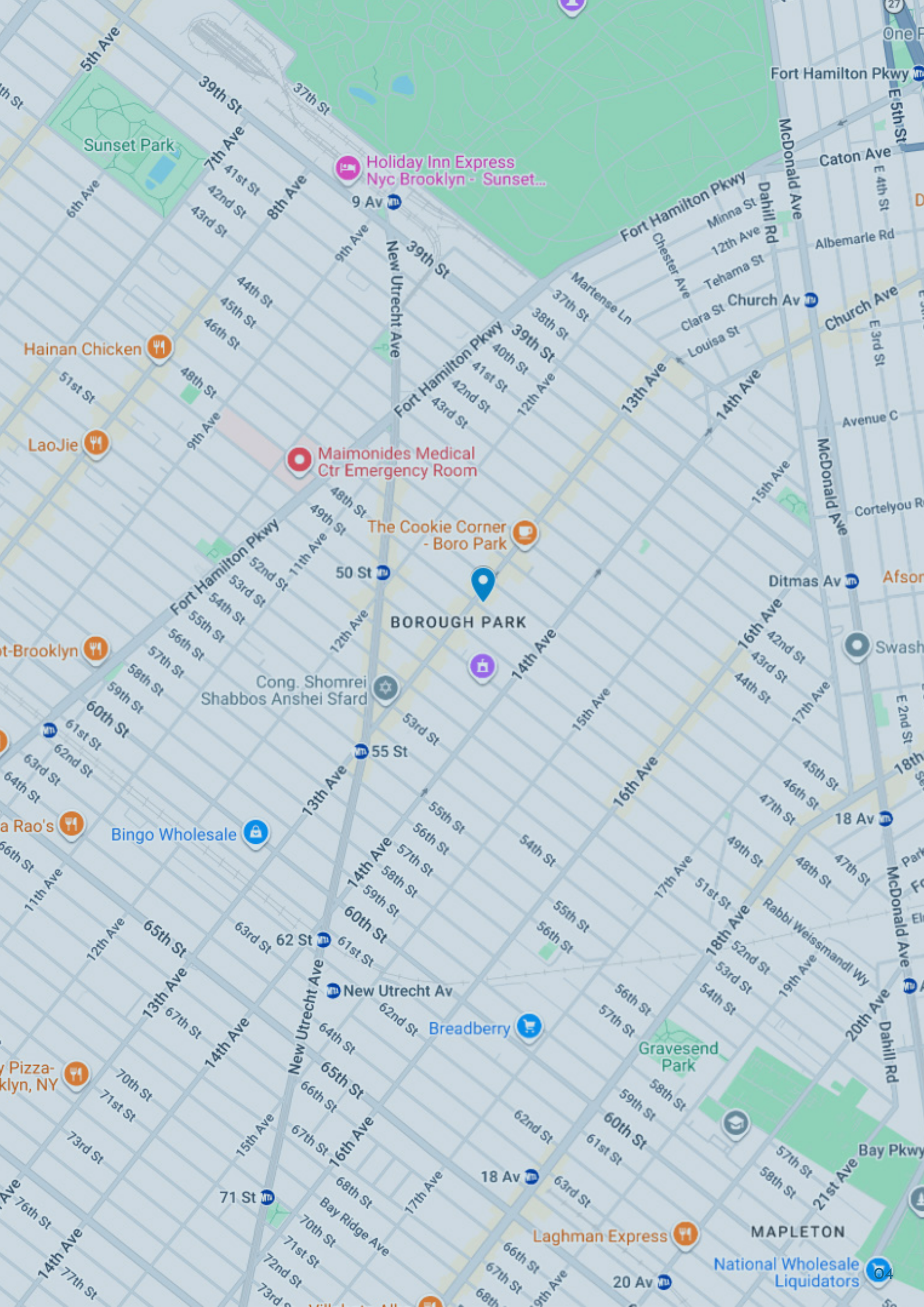
**4 PRIME BOROUGH PARK LOCATION:** ONE BLOCK FROM THE D SUBWAY LINE AND SURROUNDED BY STRONG LOCAL RETAIL AND DINING.

**ASKING PRICE: \$ 4,200,000**

# PROPERTY OVERVIEW

<b>BLOCK &amp; LOT</b>	5629-1
<b>ASSESSMENT</b>	\$ 496,080
<b>TAXES</b>	\$ 61,707 <b>(26/27)</b>
<b>YEAR BUILT</b>	1931
<b>LOT SIZE</b>	25' X 100'   APPROX. 2,500 SF
<b>BUILT SIZE</b>	25' X 90'   APPROX. 7,000 SF
<b>ZONING</b>	C4-3X / R6 EQUIV.
<b>FAR</b>	2.43
<b>AS BUILT</b>	2.8
<b>MAX BUILDABLE SF</b>	8,500 SF
<b>TAX CLASS</b>	2B
<b>MORTGAGE</b>	DELIVERED FREE & CLEAR.





Holiday Inn Express  
Nyc Brooklyn - Sunset...

Maimonides Medical  
Ctr Emergency Room

The Cookie Corner  
- Boro Park

BOROUGH PARK

Cong. Shomrei  
Shabbos Anshei Sfard

Breadberry

Gravesend  
Park

Lagman Express

National Wholesale  
Liquidators

MAPLETON

# ABOUT GFI REALTY

For more than three decades, GFI Realty Services, LLC has been one of the most active commercial real estate advisory firms in New York City. Adept at arranging investment sales transactions of all sizes, the firm provides clients with sophisticated strategies at every step of the process. GFI Realty has transacted \$8B+ across over a 1,000 sales comprising 1.5K+ buildings and 50K+ units. An industry leader in arranging off-market deals, GFI leverages its relationships with a vast network of property owners and investors to identify the right buyer for each individual property.

GFI's team of experienced brokers possesses an unparalleled knowledge of neighborhoods across the five boroughs, including subsections of Upper Manhattan, Brooklyn, Queens and The Bronx, and its brokers have arranged record-setting transactions in many neighborhoods. Combined the senior brokers have over 100 years of experience transacting in the NYC metro area.

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