

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**



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/2 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

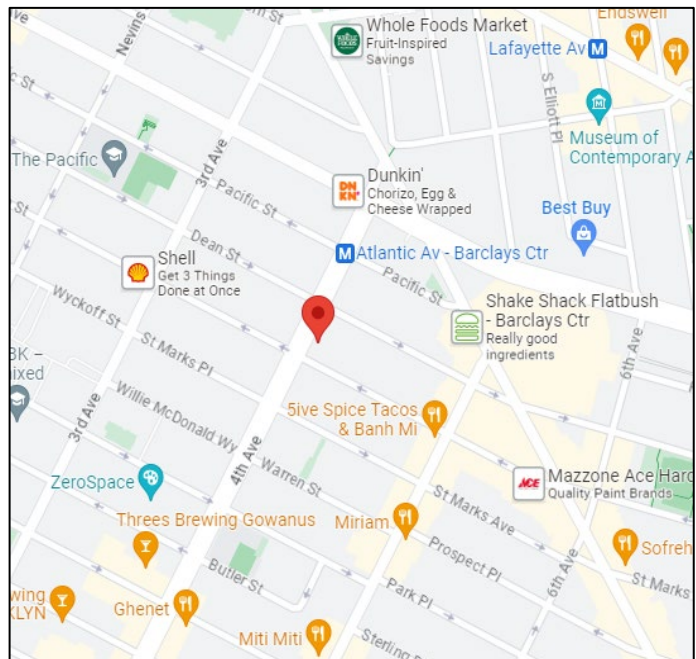
Steps from over 10 subway lines

## Financials

Residential	3	\$175,800
Commercial	2	\$188,015
Reimbursement & Fees		\$7,901
<b>Total Income</b>		<b>\$371,716</b>

Real Estate Taxes	2A	\$29,615
Utilities (water only)		\$3,500
Electric (common)		\$2,200
Insurance		\$5,500
Maintenance		\$6,000
Management		\$10,915
<b>Total Expenses</b>		<b>\$57,730</b>

**Net Operating Income** **\$313,986**



**Asking Price: \$4,500,000**

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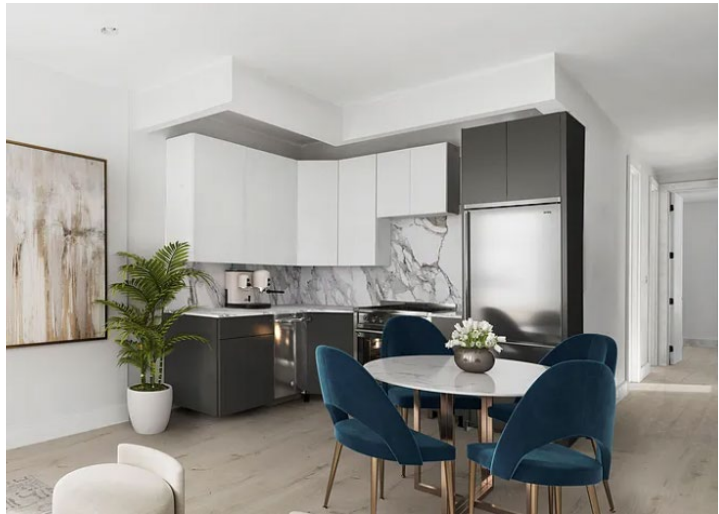
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## RENT ROLL

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	3/31/2027	\$5,150.00
5	3 BR / 2 Bath	04/01/2025	01/31/2027	\$4,500.00
<b>Monthly Total</b>				<b>\$30,317.91</b>
<b>Annual Total</b>				<b>\$363,814.92</b>

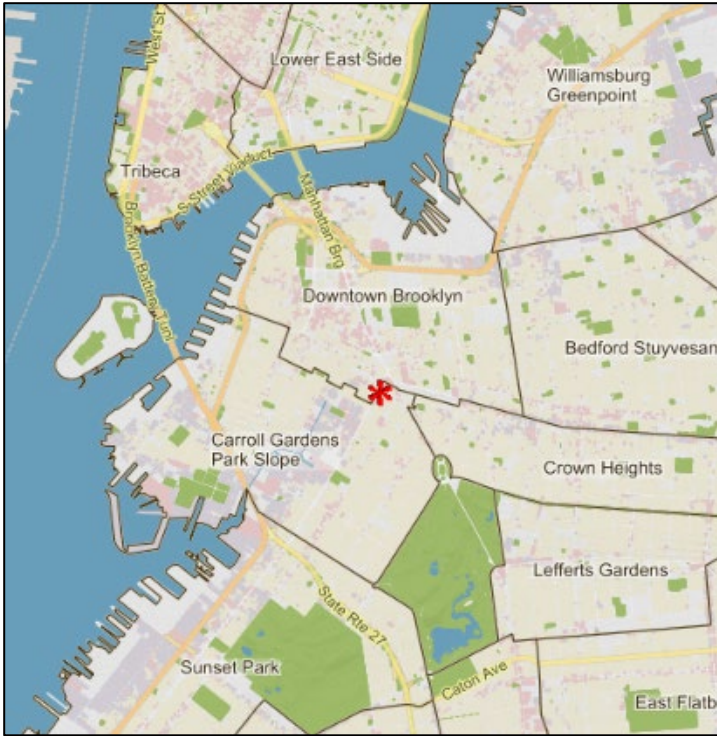
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IMAGES



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# AREA MAPS



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