



# 513 5th Avenue Brooklyn, NY 11215

**Asking Price: \$3,100,000**

PARK SLOPE MIXED-USE FREE MARKET BUILDING FOR SALE

## Property Highlights

- Cash flowing mixed-use building with three commercial units on grade level, two residential units on second floor, and two residential units on the third floor
- Stable neighborhood with strong upside potential
- Corner property with 30' frontage on 5th Avenue
- Great investment opportunity for investor or owner user looking to maximize income in an established retail and residential market

## Transportation

- The subject property is located 4 blocks from the F, G, D, N, R, and W subway lines at 9th Street and 4th Avenue Station
- F & G subway lines are also located 5 blocks away at the 7th Avenue Station
- Buses that service the area are the B61, B63, B67, B69, & B103

## Property Facts

CROSS STREETS:	SE Corner of 5th Avenue & 13th Street
BLOCK/LOT:	1029_1
CLASS:	S9
LOT DIMENSIONS:	30'x72' (Irregular) *
LOT SF:	2,138 SF *
FLOORS:	3
BUILDING DIMENSIONS:	29.67' x 45' *
BUILDING SF:	4,806 SF *
RESIDENTIAL UNITS:	4
RESIDENTIAL SF:	3,143 SF *
COMMERCIAL UNITS:	3
COMMERCIAL SF:	1,571 SF *
ZONING:	C4-3A (R6A)
FAR:	3
BUILDABLE SF:	6,414 SF *
AIR RIGHTS:	1,700 *
ASSESSMENT (19/20):	\$144,209
TAXES (19/20):	\$18,187.68
TAX RATE:	12.61%

\*approximately

For Further Information, Please Contact Exclusive Sales Team:

Sean Sears | 718.687.4227 | sean.sears@svn.com



All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. It is strongly urged that the prospective purchaser/tenant carefully verify each item of size, RE Taxes, permitted legal use, and other information presented herein.

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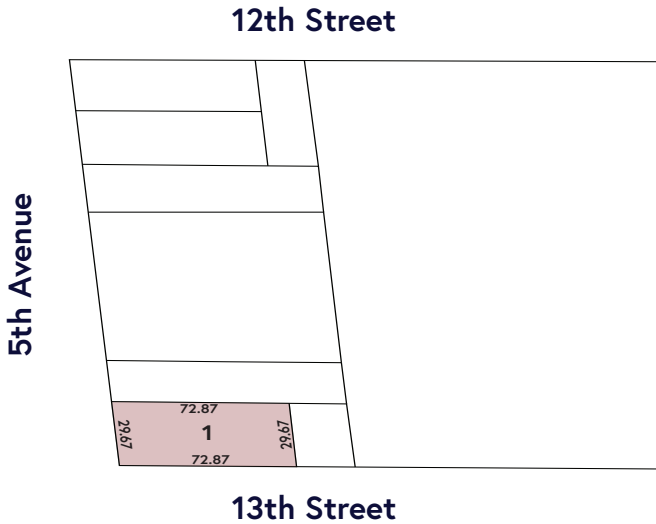
Asking Price: \$3,100,000

## Projected Rent Roll

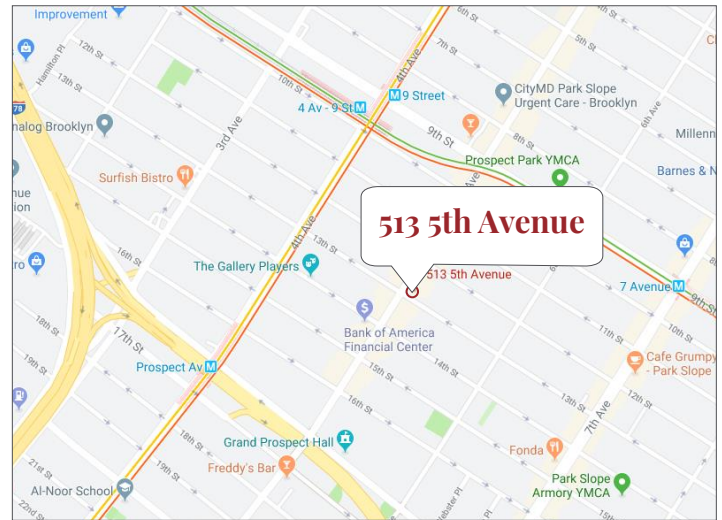
TENANT	USE	LEASE STATUS	UNIT	GSF*	PPSF*	MONTHLY RENT	ANNUAL RENT
Deli	Retail	2028	N/A	800	\$66	\$4,400	\$52,800
Barber Shop	Retail	Vacant	N/A	700	\$60	\$3,500	\$42,000
Laundromat	Retail	Vacant	N/A	726	\$50	\$3,000	\$36,000
Apt 2L	Resi	Vacant	1BD	625	\$46	\$2,396	\$28,750
Apt 2R	Resi	Vacant	1BD	625	\$46	\$2,396	\$28,750
Apt 3F	Resi	Vacant	2BD	665	\$46	\$2,549	\$30,590
Apt R3	Resi	Vacant	2BD	665	\$46	\$2,549	\$30,590
<b>Total</b>				<b>4,806</b>		<b>\$20,790</b>	<b>\$249,480</b>

\* approximately

## Tax Map



## Location Map



## Neighboring Tenants



Peppino's



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