

Property Features:

- Four-Story 19,600 SF Corner Building + 1,500 SF Yard
- Total Lot SF: 6,400 SF (80' x 80')
- Building Dimensions: 60' x 80' (slightly irregular)
- Yard Dimensions: 20' x 80' fronting 4th Avenue
- Total Building SF: 19,600 SF (Above Grade)
- 24,600 SF Total w/ Basement
- Ground Floor - 4,900 SF | 2nd Floor - 4,900 SF
- 3rd Floor - 4,900 SF | 4th Floor - 4,900 SF | Basement - 4,900 SF
- C2-4/R7A Zoning (FAR 4.0 - Residential - FAR 5.01 Inclusionary Housing
FAR 2.0 - Commercial - FAR 4.0 - Community Facility)
- Can Build 25,600 SF - Build Additional 6,000 SF

FOR SALE

Subway Stop **R** (53rd St / 4th Avenue)

Asking Price:
\$6,750,000.00

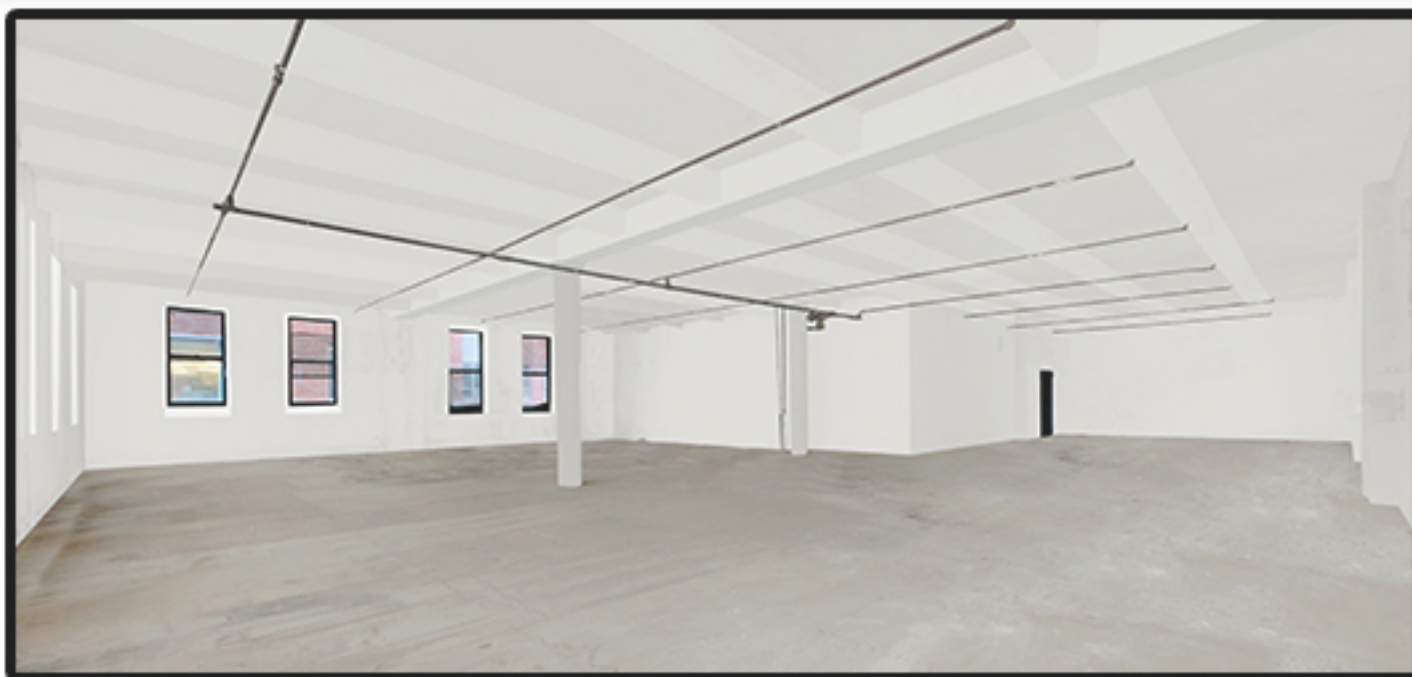
Taxes:
\$74,145.00

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vlopez@krgnyc.com

Jacques Wadler
Exclusive Agent:
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jwadler@krgnyc.com

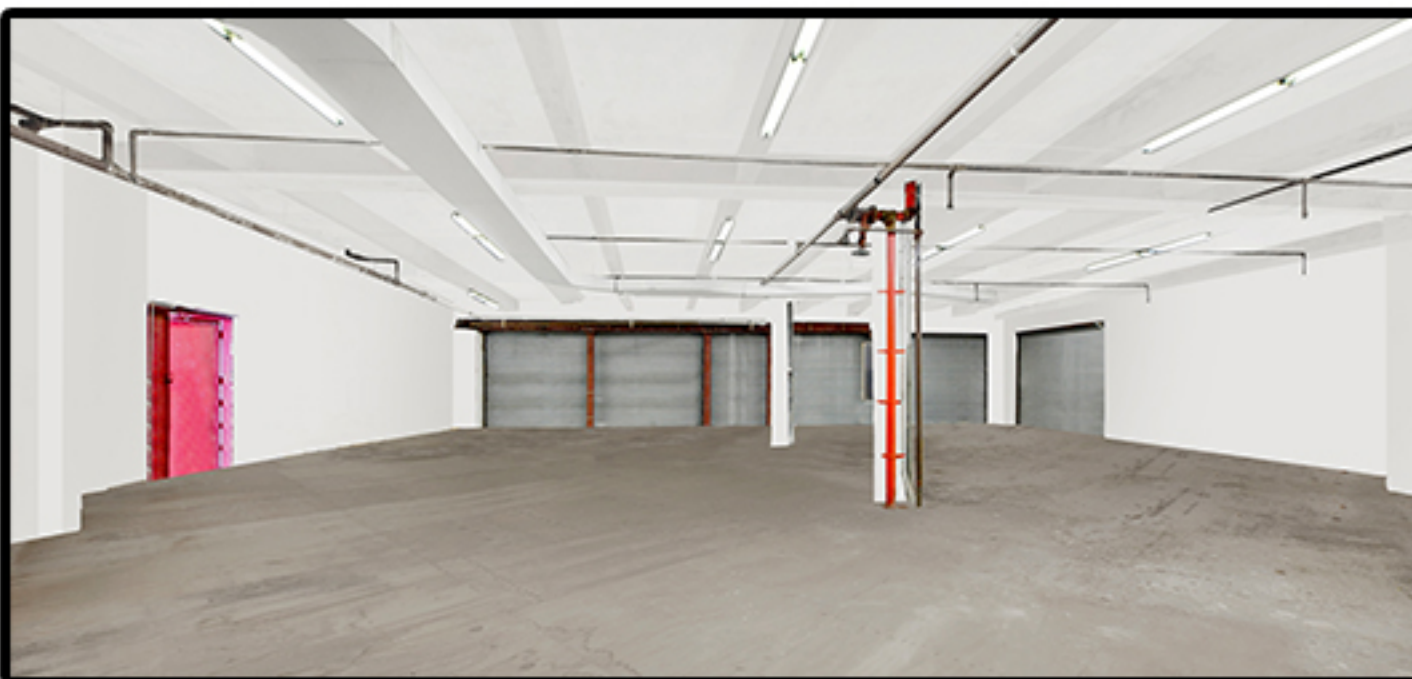
5018 4TH AVENUE, SUNSET PARK, BROOKLYN





BUILDING FEATURES:

- BUILDING CONSTRUCTION: POURED CONCRETE, STEEL FRAME & BRICK FACADE
- 12' CEILING HEIGHT ON GROUND, 2ND & 3RD FLOORS
- 18' CEILING HEIGHT - 4TH FLOOR
- WINDOWS ON FOUR SIDES FOR 3RD & 4TH FLOORS
- WINDOWS ON THREE SIDES FOR 1ST & 2ND FLOORS
- FREIGHT ELEVATOR WITH FIVE STOPS (INCLUDING BASEMENT)
- ONE STAIRCASE
ONE FIRE ESCAPE
- FULLY SPRINKLERED
- GAS HEAT / HEAVY POWER



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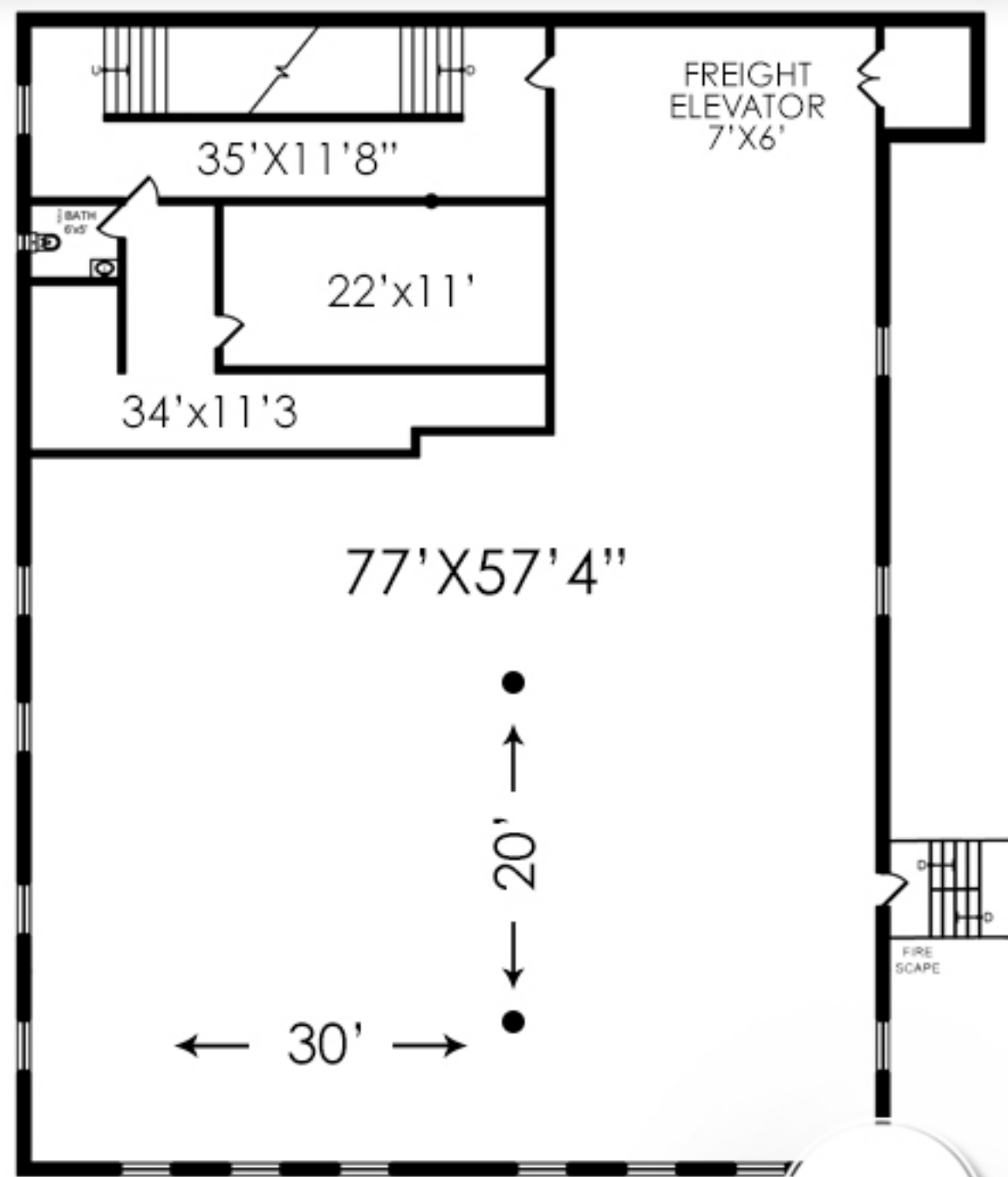
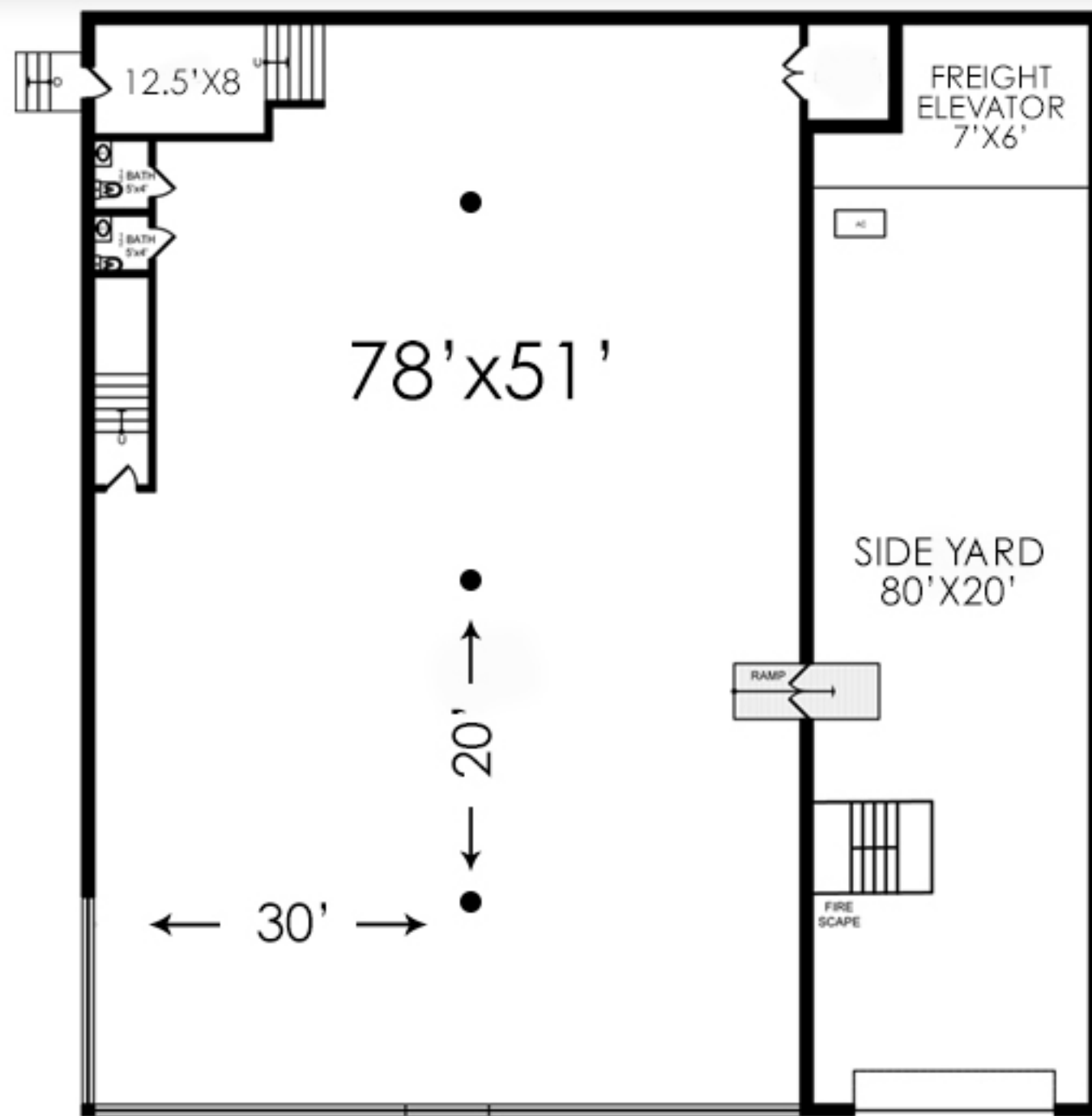
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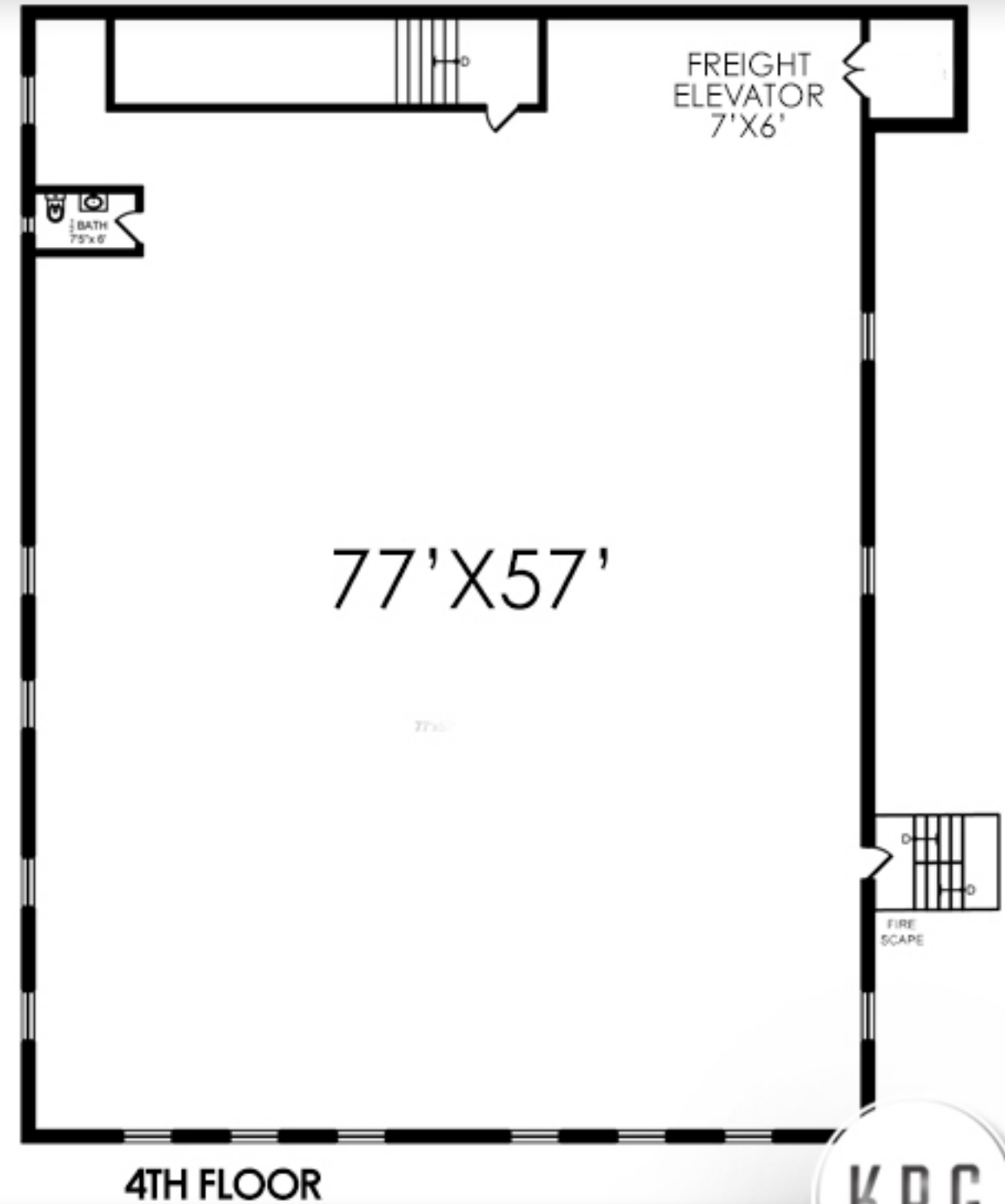
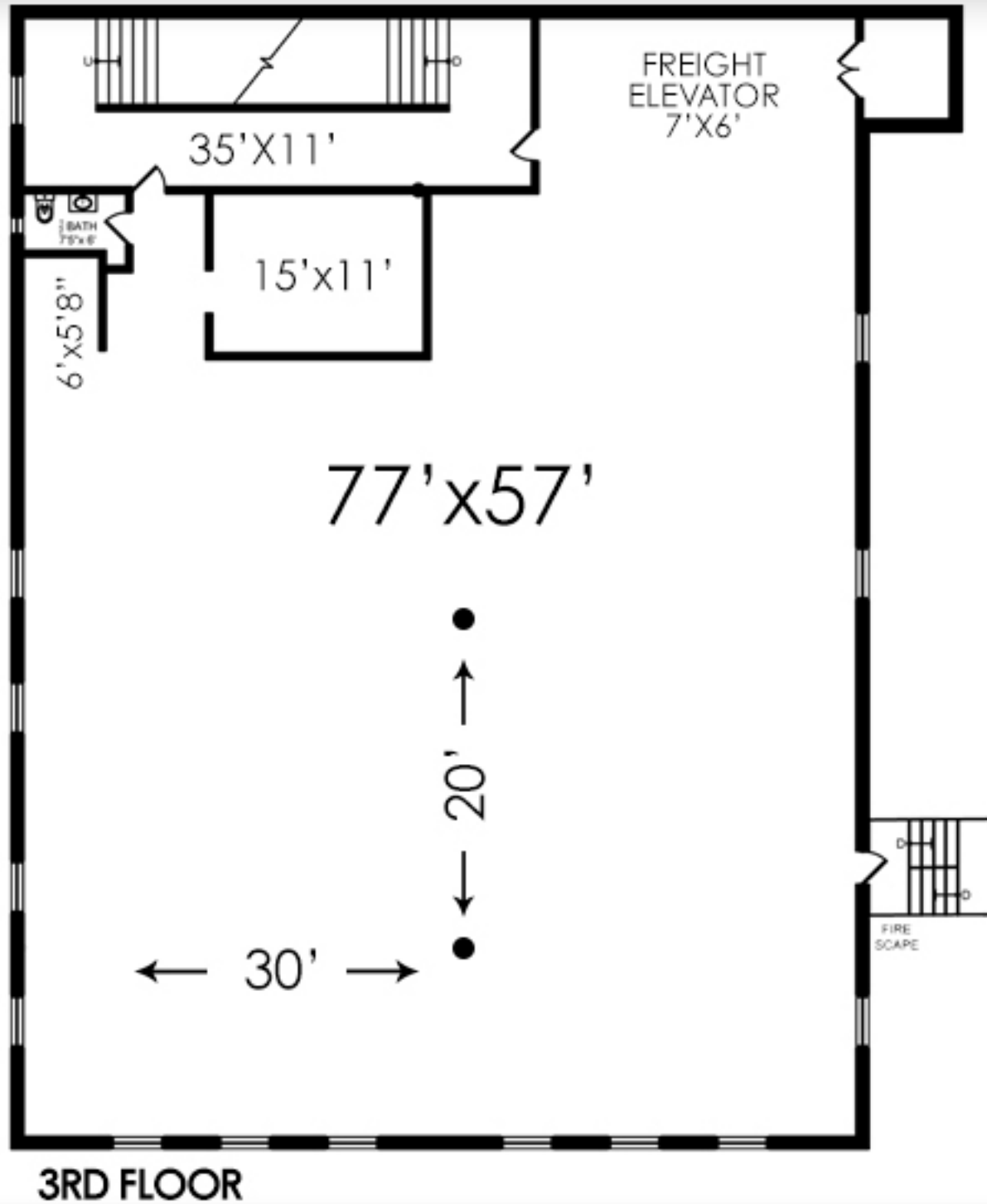


1ST FLOOR

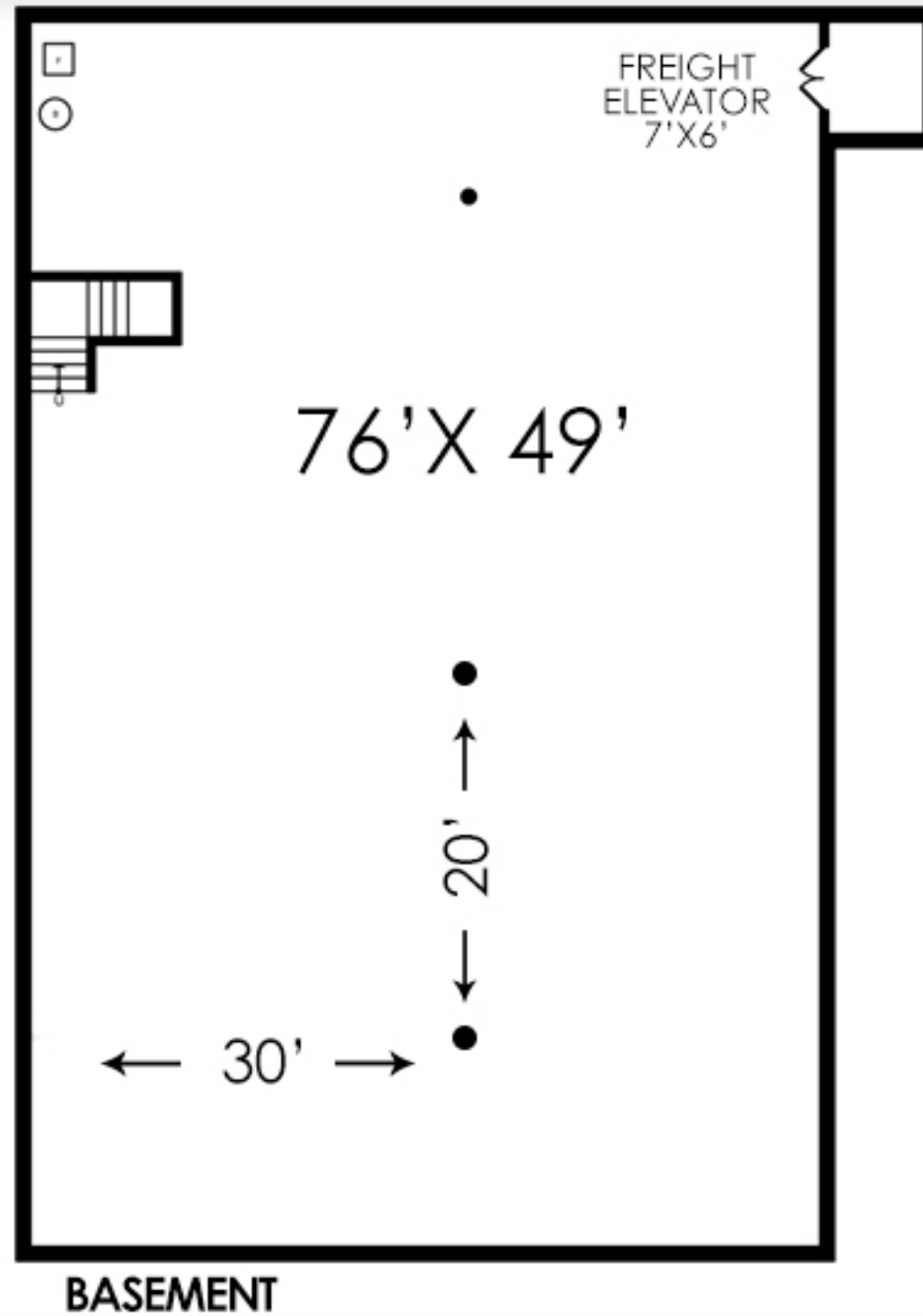
2ND FLOOR

KRG

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