

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:
\$6,300,000.00

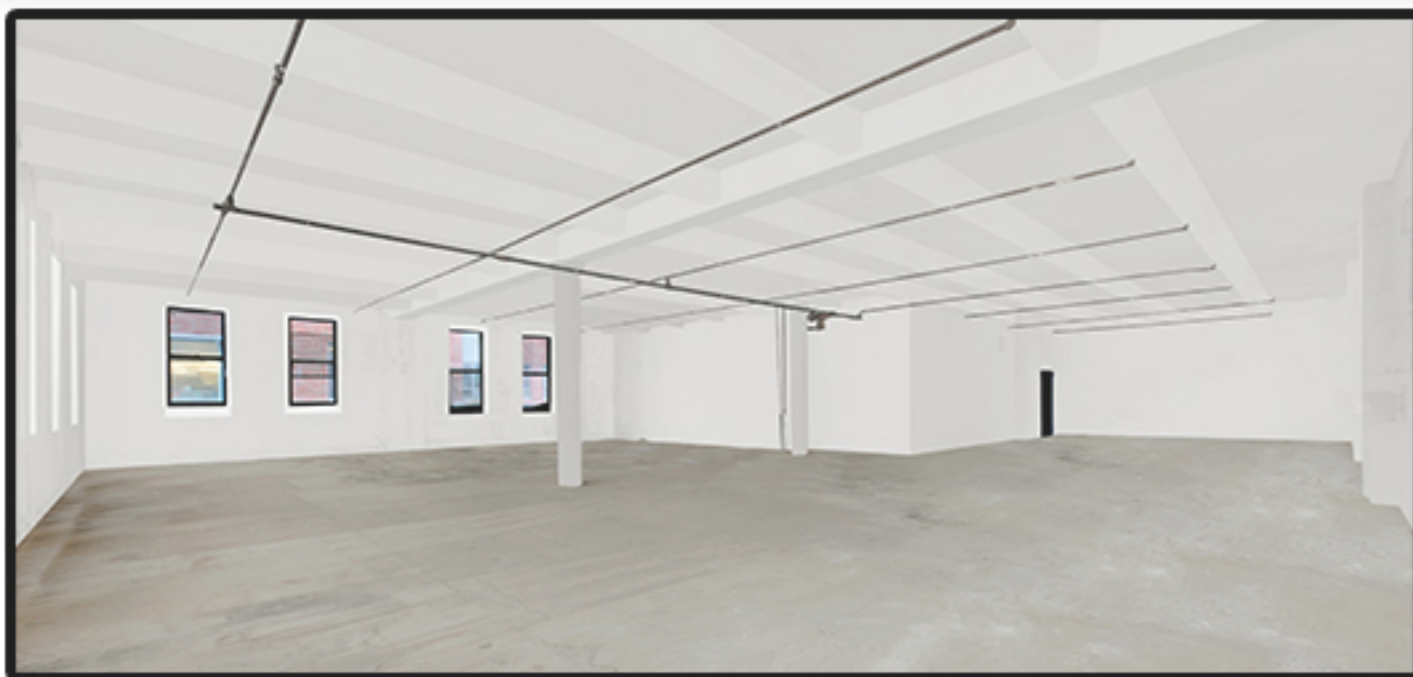
Taxes:
\$74,145.00

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Jacques Wadler
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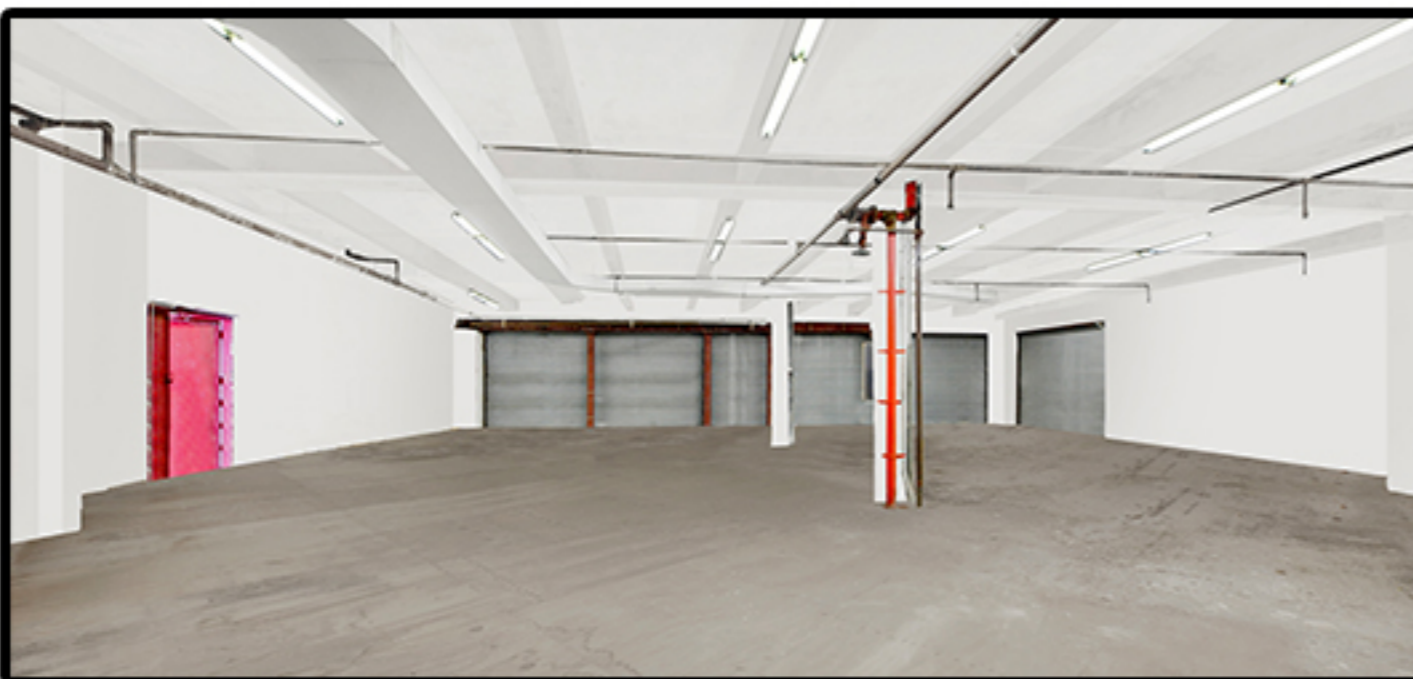
5018 4TH AVENUE, SUNSET PARK, BROOKLYN





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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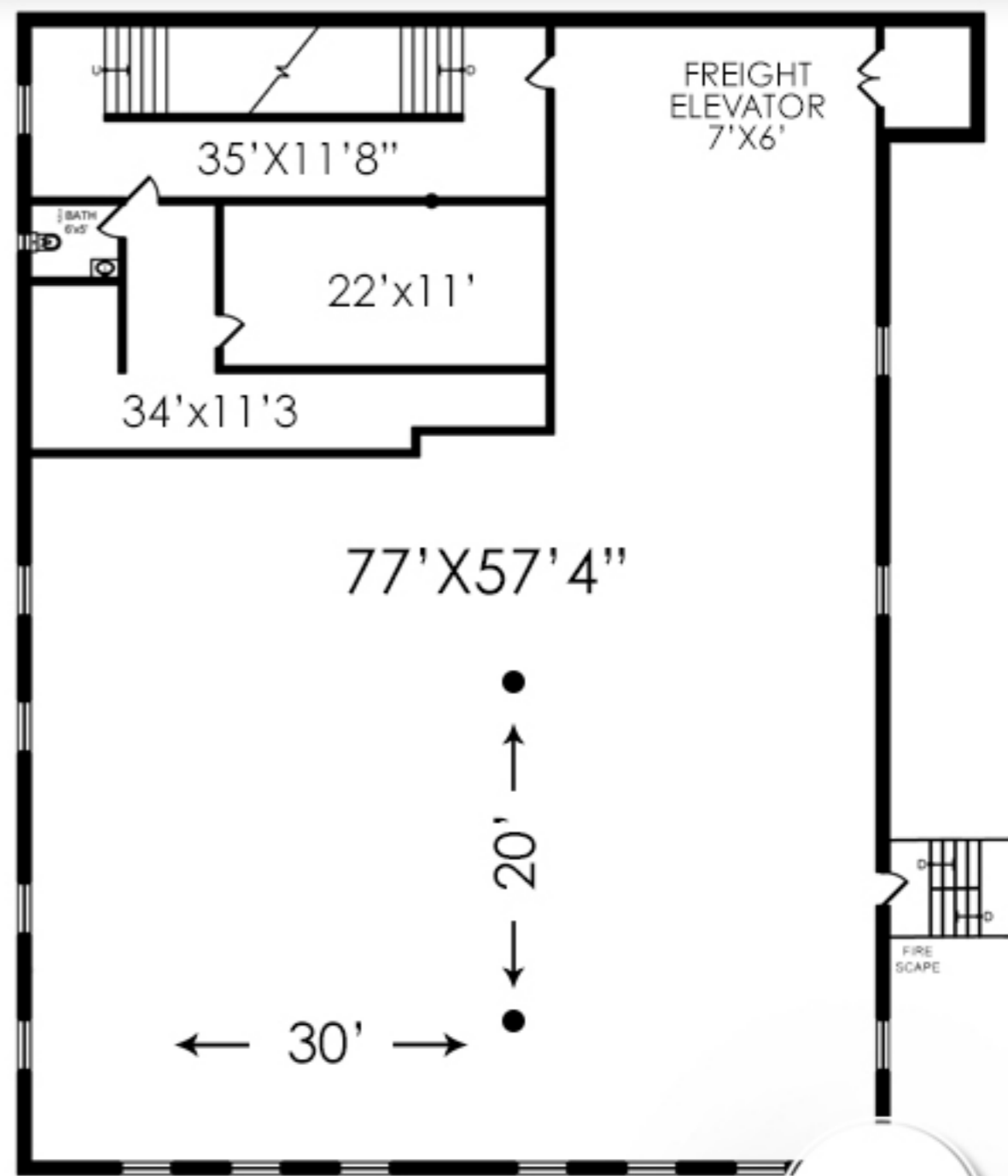
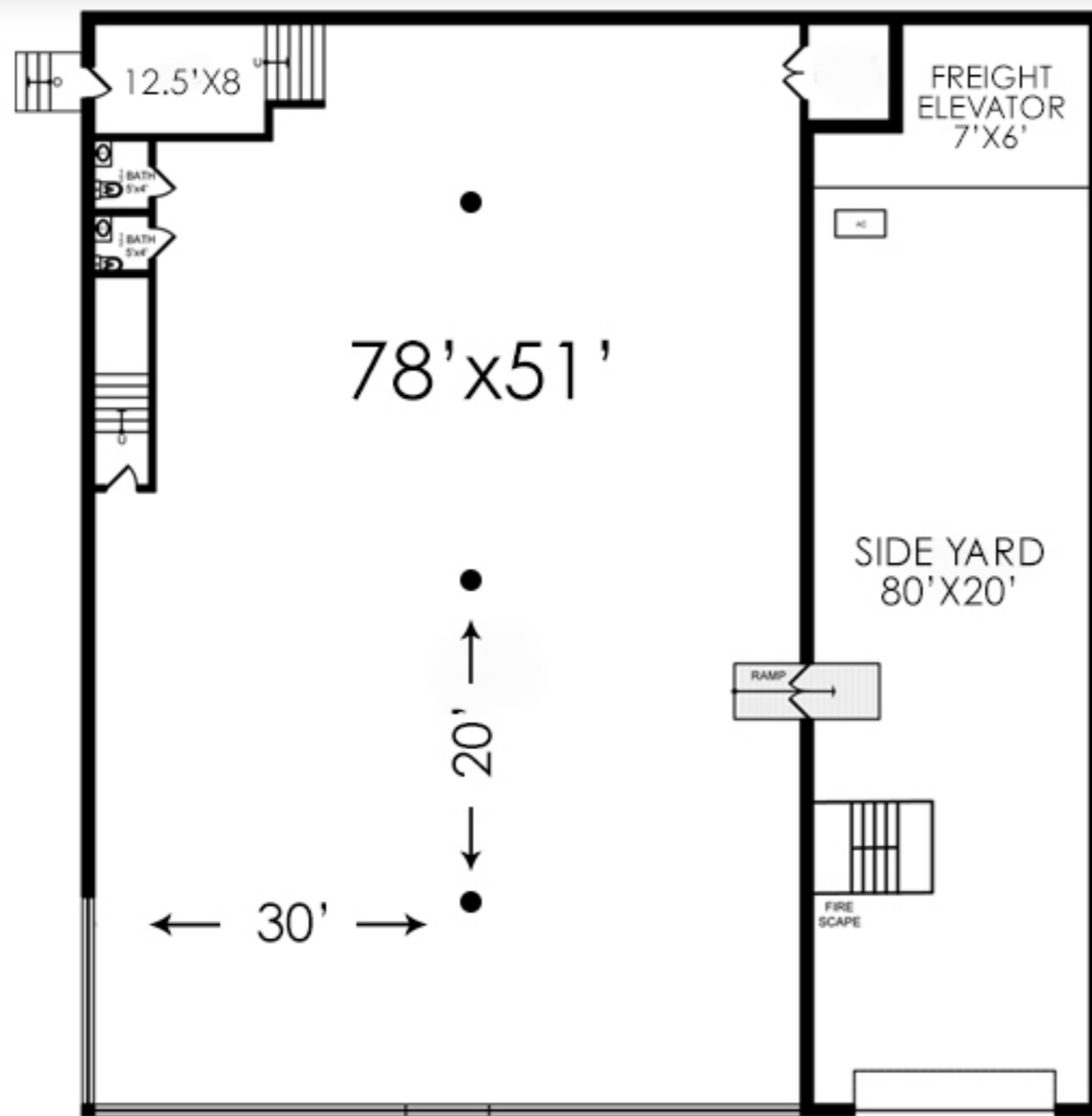
This is a detailed map of a city block in New York City. The central feature is a large, orange-shaded lot labeled '42'. This lot is bounded by '51ST STREET' to its west and '4TH AVENUE' to its south. To the north of lot 42 are several other lots, including lot 41 to its east, lot 46 to its west, and lot 47 further west. Lot 48 is located at the top left of the map. Lot 40 is located at the top right. The map includes a scale bar in the bottom right corner, indicating distances of 0, 10, and 20 feet. A north arrow is also present. In the bottom left corner, there is a copyright notice: 'Copyright 2020 The City of New York'. The map also shows various lot numbers and street names, including '100 17' and '21 001' along the streets.



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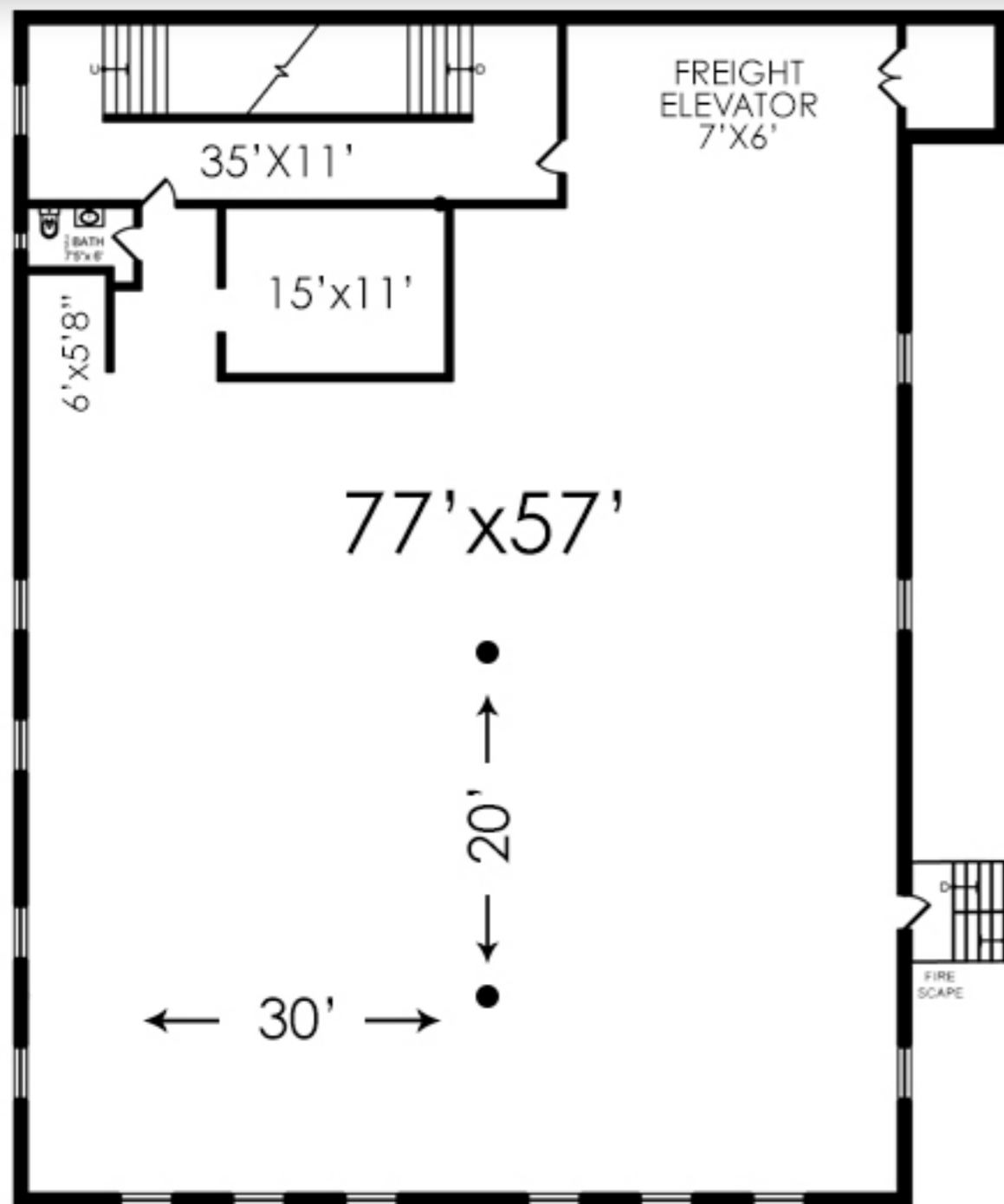


1ST FLOOR

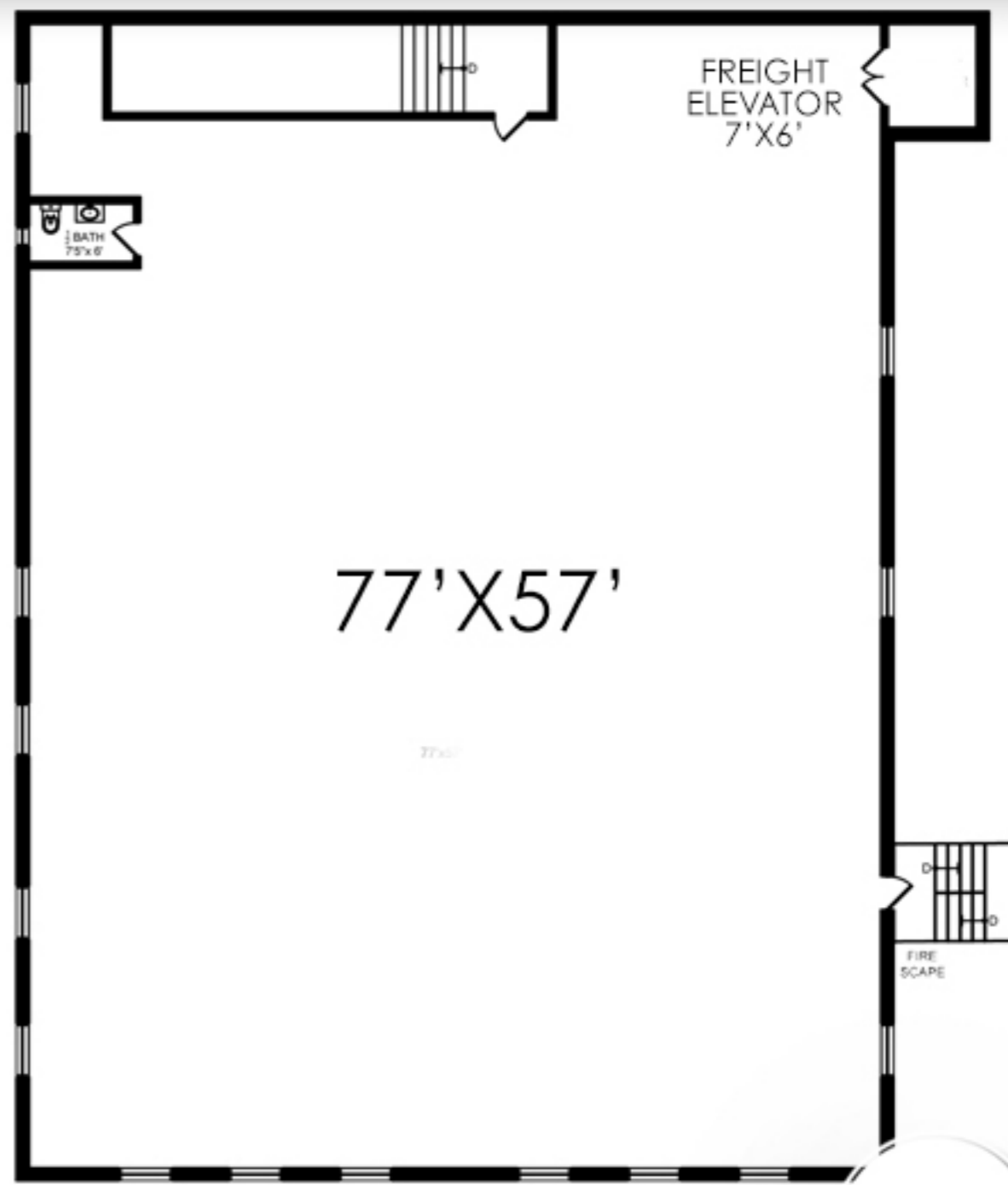
2ND FLOOR

KRG

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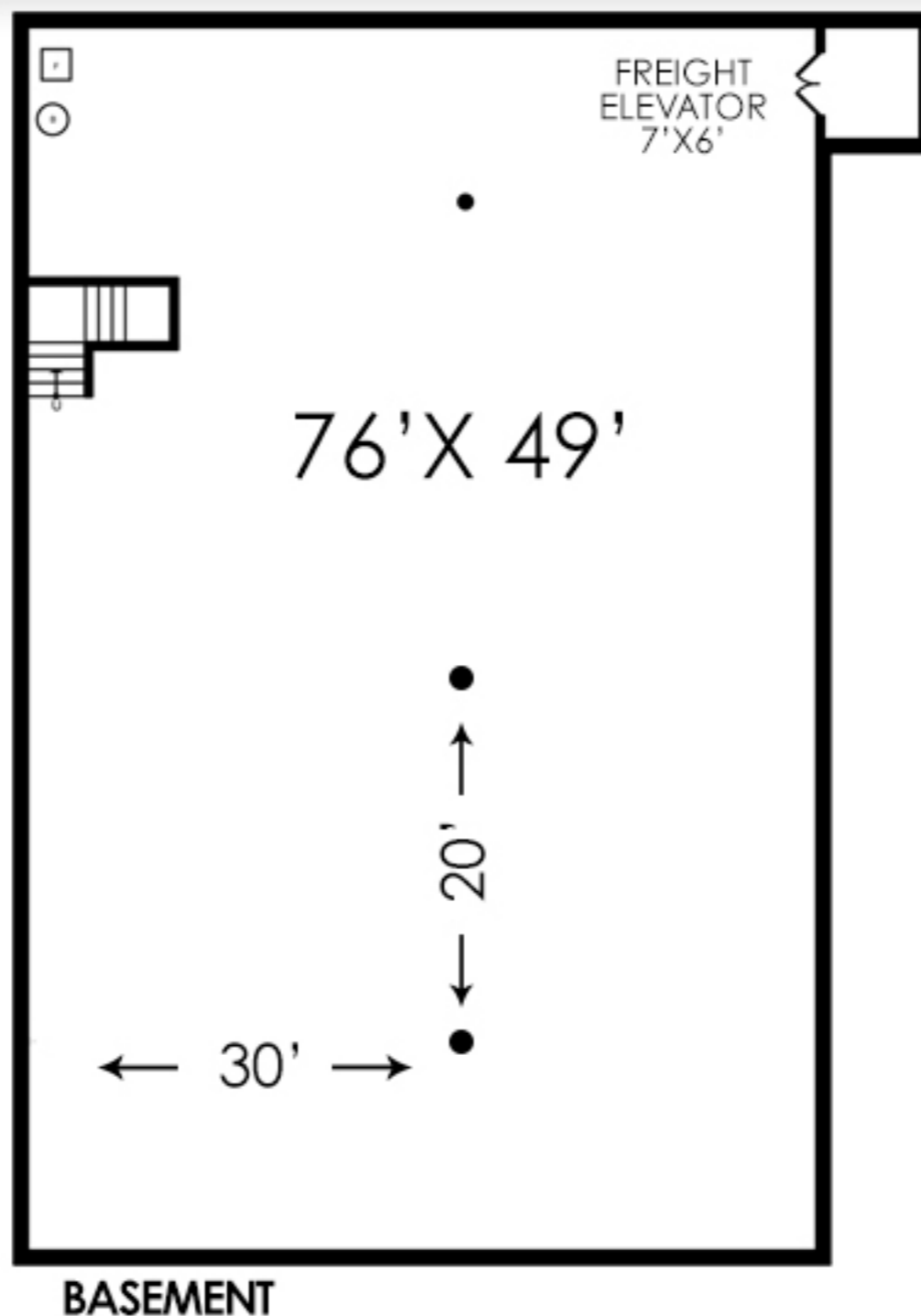
3RD FLOOR



4TH FLOOR

KRG

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