

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

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

Asking Price: **Vincent Lopez**

\$6,300,000.00

Taxes:

\$74,145.00

Exclusive Agent:

917-523-5772

vlopez@krgnyc.com

Jacques Wadler

Exclusive Agent:

516-650-1123

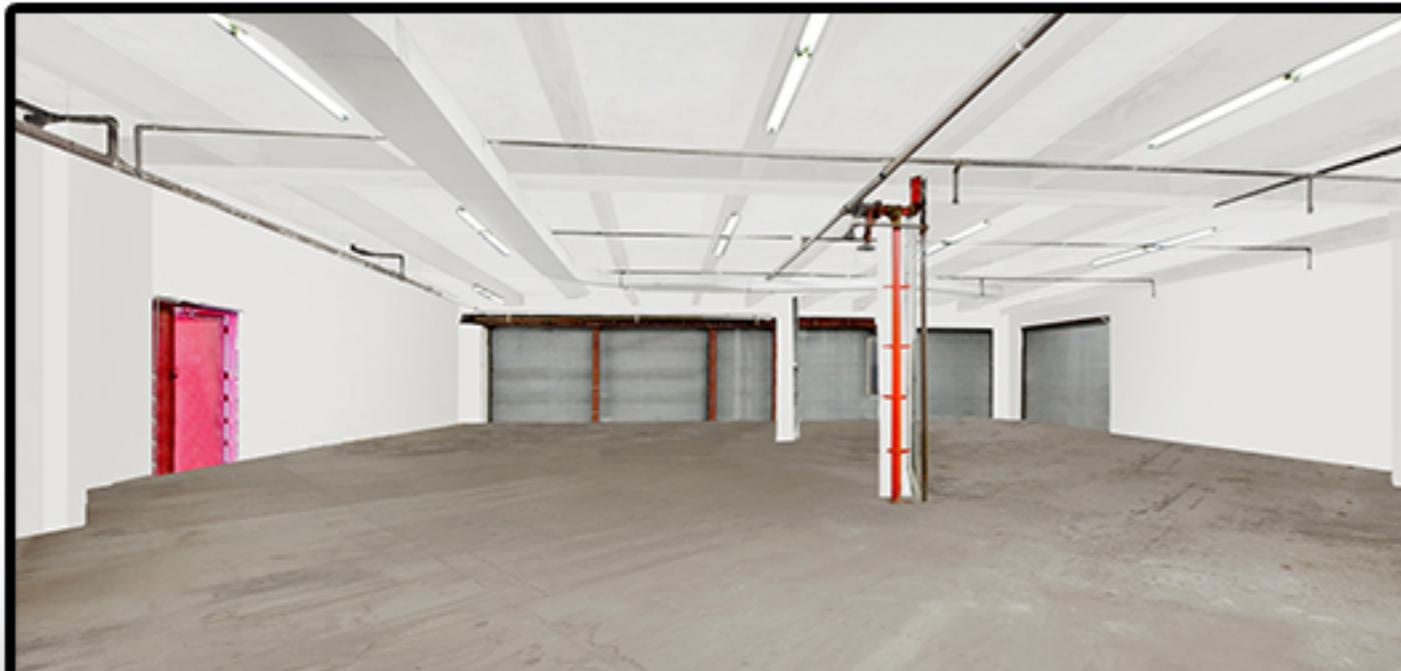
jwadler@krgnyc.com

FOR SALE



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

5018 4TH AVENUE, SUNSET PARK, BROOKLYN

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE





5018 4TH AVENUE, SUNSET PARK, BROOKLYN

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE



KNICKERBOCKER REALTY GROUP LLC

408 SENECA AVENUE | RIDGEWOOD, NY 11385 | 718-928-0300 | WWW.KRGNYC.COM

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF BROOKLYN, CITY OF NEW YORK

BRO

No. 5-1947-7

Date 10/25/47

CERTIFICATE OF OCCUPANCY

Notified by the Board of Standards and Appeals and issued pursuant to Section 845 of the City Charter and Section 23-133 of the Administrative Code 23.131, to 23.137, E.C.M.C.

This certificate supersedes C. O. No. 59913.

Holder or owners of the building or premises described above, and all persons occupying the same, are hereby certified that the following building, described in the attached certificate, is in accordance with the laws and regulations of the Board of Standards and Appeals, applicable to a building of this class and kind in the case the permit was issued, and CERTIFIES FURTHER that, the provisions of Section 845 of the New York Charter have been strictly observed by a copy of the Building Commissioner to the Borough Superintendent.

Building No. 4562/199, Construction classification - Brick, by classification - Light Bldg., Located in Boro/Borough - Brooklyn, Street - Flatbush Avenue, Number - 4562, Room - 1st, Story - 1, Year - 1900, Lot - 48-17, conforms substantially to the approved plans and specifications, and to the requirements building code and all other laws and regulations and of the laws and regulations of the Board of Standards and Appeals, applicable to a building of this class and kind in the case the permit was issued, and CERTIFIES FURTHER that, the provisions of Section 845 of the New York Charter have been strictly observed by a copy of the Building Commissioner to the Borough Superintendent.

Building No. 4562/199, Construction classification - Brick, by classification - Light Bldg., Located in Boro/Borough - Brooklyn, Street - Flatbush Avenue, Number - 4562, Room - 1st, Story - 1, Year - 1900, Lot - 48-17, F occupant - S. O. 13/10/45, Located in Business, Owner - Unknown.

This certificate is issued subject to the restrictions hereinafter specified and to the following notice of the Board of Standards and Appeals and is issued with a certificate of inspection to be issued by the Building Commissioner to the occupant. This certificate is issued subject to inspection by the Building Commissioner at any time during the period of one year from the date of issue.

PERMISSIBLE USE AND OCCUPANCY

Floor	PERMISSIBLE USE Area in Sq. Ft.	PERMISSIBLE OCCUPANCY			Total Area in Sq. Ft.
		NAME	NUMBER	TYPE	
1	Ground	-	-	-	Ordinary Use
1	100	-	-	-	Show Room -
1	100	20	100	40	Light Bldg.
1	100	20	20	40	Light Bldg.
1	100	20	20	40	Light Bldg.

This certificate is issued subject to the restrictions hereinafter specified and to the following notice of the Board of Standards and Appeals and is issued with a certificate of inspection to be issued by the Building Commissioner to the occupant. This certificate is issued subject to inspection by the Building Commissioner at any time during the period of one year from the date of issue.

This certificate is issued subject to the restrictions hereinafter specified and to the following notice of the Board of Standards and Appeals and is issued with a certificate of inspection to be issued by the Building Commissioner to the occupant. This certificate is issued subject to inspection by the Building Commissioner at any time during the period of one year from the date of issue.

This certificate is issued subject to the restrictions hereinafter specified and to the following notice of the Board of Standards and Appeals and is issued with a certificate of inspection to be issued by the Building Commissioner to the occupant. This certificate is issued subject to inspection by the Building Commissioner at any time during the period of one year from the date of issue.

NOTE: Not more than one-third (1/3) of total floor space to be used for manufacturing.

BUSINESS DISTRICT

NOTE OF OCCUPANCY NOT TO

EXCEED PARALLEL WITH THE GROUND

OR ELEVATED IN AREA OF 100 FT.



5018 4TH AVENUE, SUNSET PARK, BROOKLYN

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE.



KNICKERBOCKER

REALTY GROUP LLC

408 SENECA AVENUE | RIDGEWOOD, NY 11385 | 718-928-0300 | WWW.KRGNYC.COM



5018 4TH AVENUE, SUNSET PARK, BROOKLYN

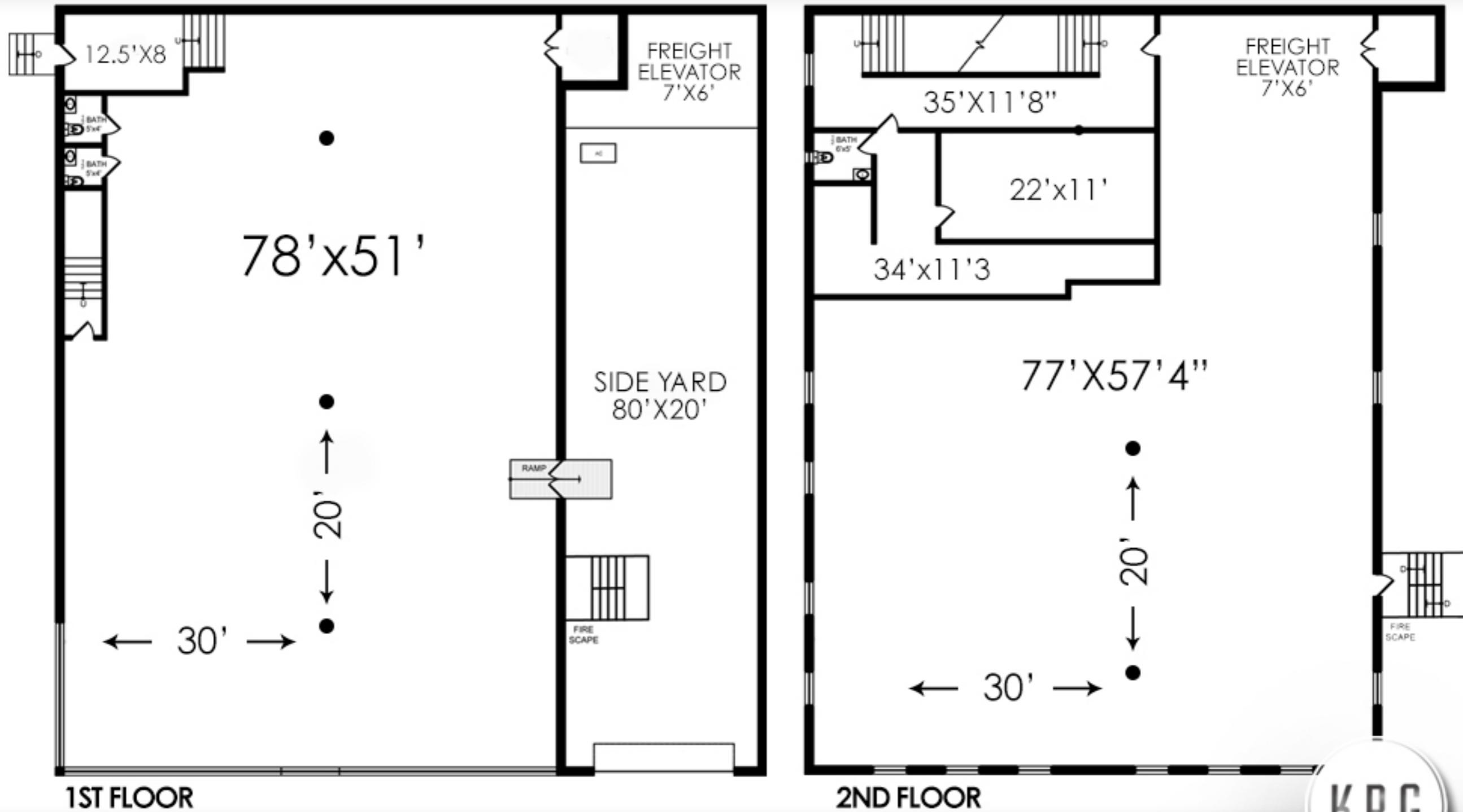
ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE



KNICKERBOCKER

REALTY GROUP LLC

408 SENECA AVENUE | RIDGEWOOD, NY 11385 | 718-928-0300 | WWW.KRGNYC.COM



5018 4TH AVENUE, SUNSET PARK, BROOKLYN

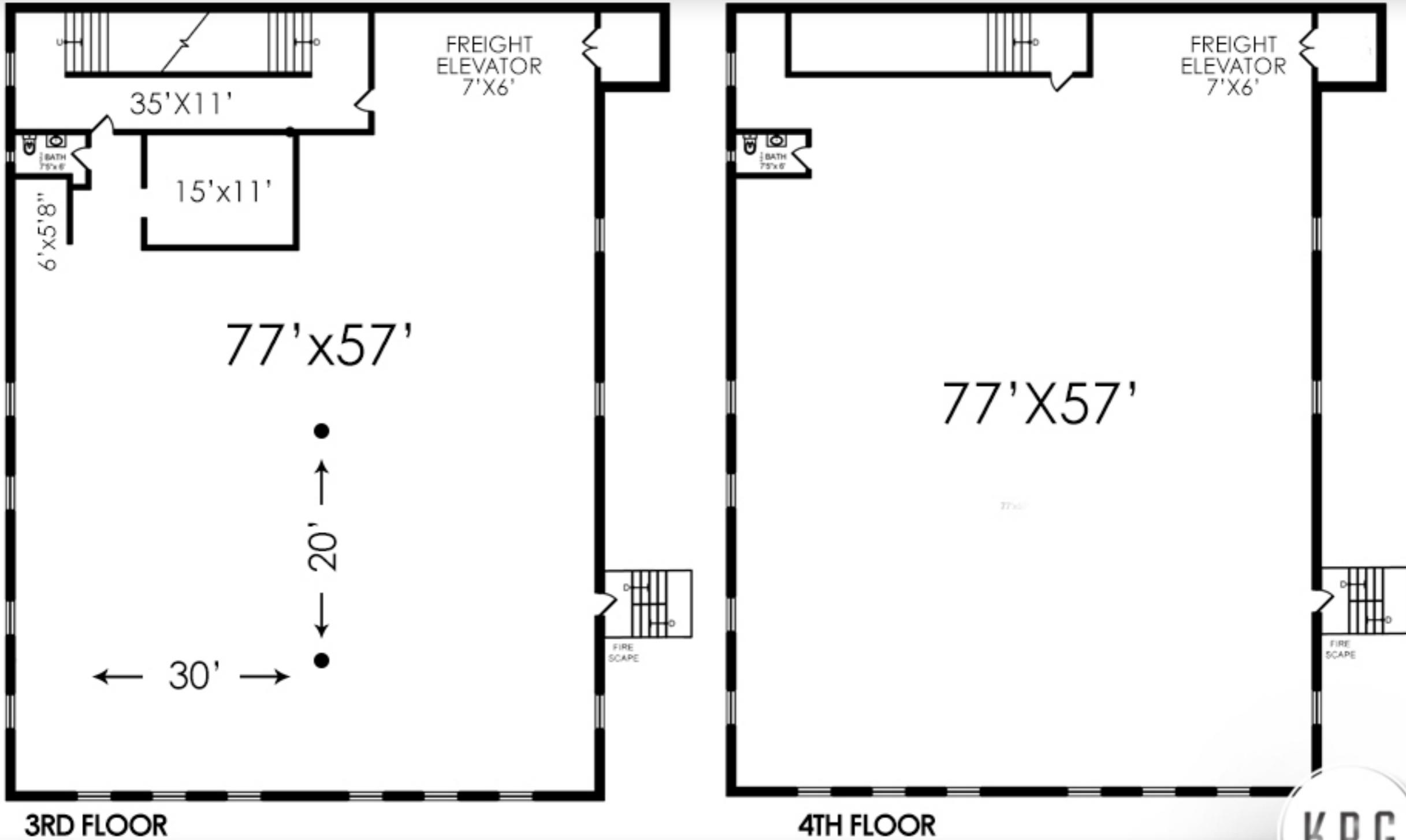
ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE

KRG

KNICKERBOCKER

REALTY GROUP LLC

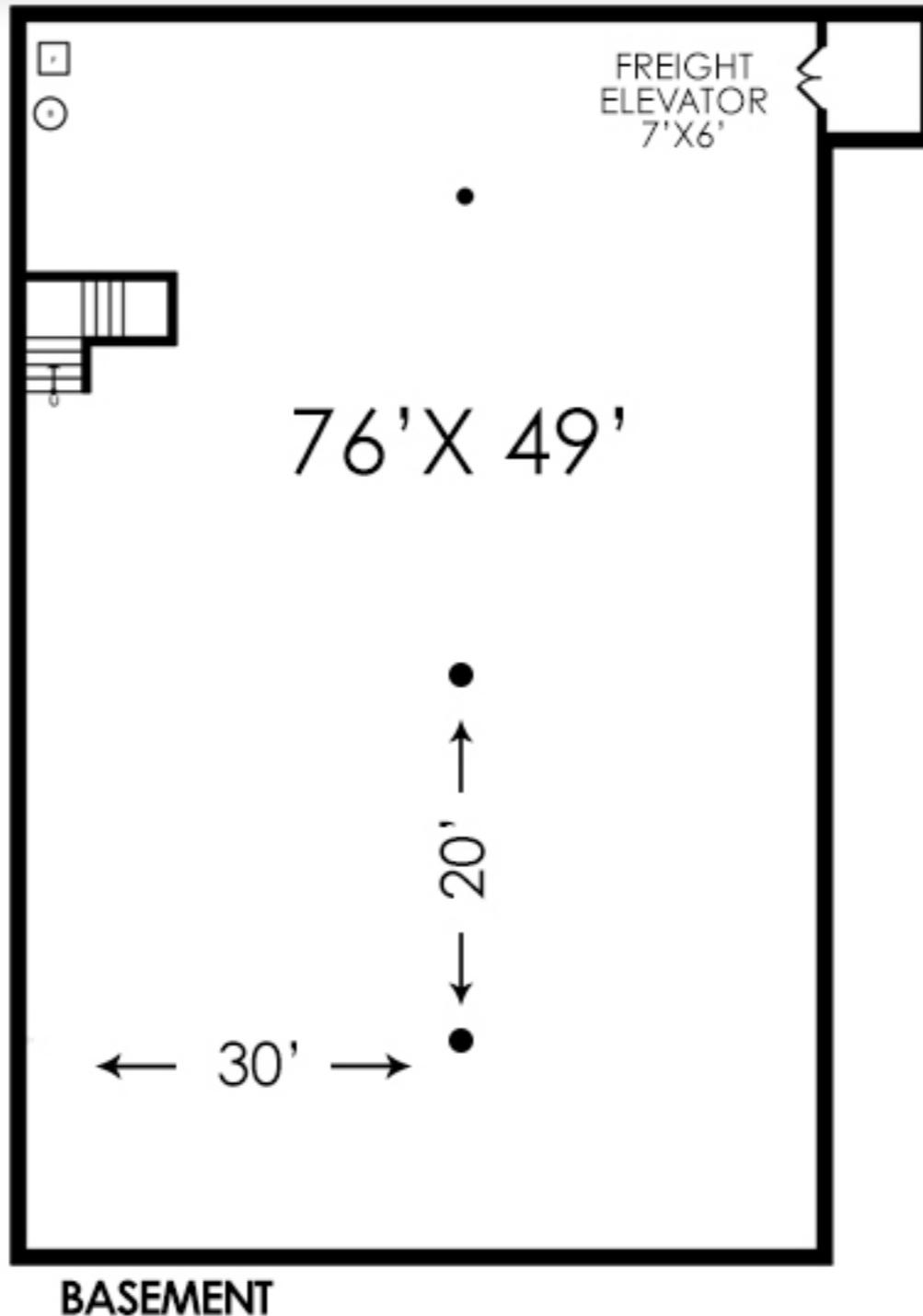
408 SENECA AVENUE | RIDGEWOOD, NY 11385 | 718-928-0300 | WWW.KRGNYC.COM



5018 4TH AVENUE, SUNSET PARK, BROOKLYN

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE

KRG



5018 4TH AVENUE, SUNSET PARK, BROOKLYN

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE

