

780 4th Ave, Brooklyn NY 11232

ASKING: \$1,900,000

Gross SF 2400	Stories 3	Zoning M1-2D	Location Greenwood Heights
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Lolita Andrade of Hometown Properties has been retained on an exclusive basis to arrange the sale of 780 4th Ave, a 2,400 square foot, mixed use property. Located on 4th Ave between 26th & 27th St in Sunset Park. Steps to the greatest and famous Industry City and a short commute to Manhattan.

- CAP RATE: 4.1%
- 2 apartment units, 1 store
- 3 stories
- Located in the heart of Greenwood Heights, surrounded by the most popular neighborhoods in Brooklyn, Sunset Park and Park Slope.



PROPERTY INFORMATION

Block/Lot	00657-0040
Stories	3
Total # of Units	3
Zoning	M1-2D
Lot Dimensions	17 x 69
Building Dimensions	18 x 45
Building SF	2,400



780 4th Ave, Brooklyn NY 11232

MIXED USE PROPERTY

ASKING: \$1,900,000

MONTHLY INCOME:

Store Front: \$4,000

Unit #2: \$2,000

Unit #3: \$2,000

GROSS YRLY RR: \$96,000.00

TOTAL YRLY EXP: \$17,194.00

NOI: \$78,806.00

**YEARLY EXPENSES:
(Approximately)**

Real Estate Taxes: \$4,094

Water & Sewer: \$5,000

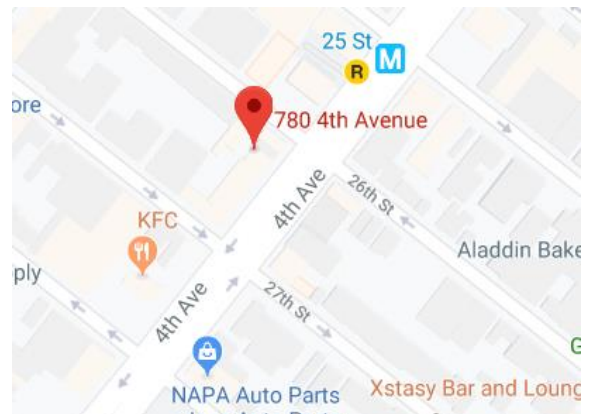
Insurance: \$2,200

Electric: \$900

Heating: \$5,000

Total Expenses: \$17,194.00

LOCATION MAP:



Lolita Andrade

Licensed Real Estate Broker

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