

3904 5th Avenue – For Sale or Lease

Sunset Park, Brooklyn, NY 11232

Mixed-Use

*Inquire for lease details

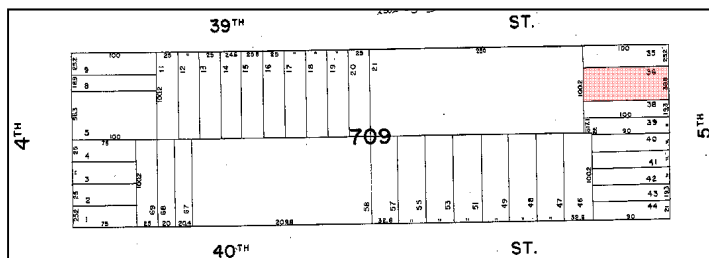


Investment Sales

Location: W. side of 5th Avenue btwn 39th & 40th
 Block & Lot: 709_36
 Lot Size: 38.8' x 100' (Approx.)
 Lot SF: 3,880 (Approx.)
 Ground Floor: 38.8' x 100' (Approx.)
 Second Floor: 38.8' x 52' (Approx.)
 Third Floor: 38.8' x 52' (Approx.)
 Building SF: 8,720 (Approx.)
 Zoning: M1-2 (F.A.R.: 2.0)
 Taxes (09/10): \$15,423 (Approx.)

Description:

- 2 buildings on 1 lot providing more than 38' of retail frontage
- 3 story mixed-use building: 1 retail & 4 apartments
- Former "Rainbow Café"; includes fully built-out kitchen, walk-in fridge, central air, bar, dance floors & dining room
- Two blocks north of Sunset Park
- Situated along Sunset Park's 5th Avenue retail corridor
- D,M,N & R subway stop 3 blocks away at 36th St & 4th Ave
- Central location, high traffic/visibility, access to mass transportation and historic façade are attractive to retailers
- Large/efficient space available for immediate occupancy w/ necessary licenses, Cert. of Occupancy and rear exit provide tremendous restaurant/catering hall opportunity or investment



PRO-FORMA RENT ROLL						
Unit	Use	Lease Exp.	Net Sq.Ft.	P.P.S.F.	Monthly Rent	Annual Rent
Basement	Retail	Vacant	2,015	\$0	\$0	\$0
Ground	Retail	Vacant	4,800	\$21	\$8,500	\$102,000
2R	1 Bed	Month to Month	700	\$17	\$1,000	\$12,000
2L	2 Bed	Month to Month	850	\$17	\$1,200	\$14,400
3R	2 Bed	Month to Month	850	\$17	\$1,200	\$14,400
3L	2 Bed	Month to Month	850	\$17	\$1,200	\$14,400
Total:			8,050		\$13,100	\$157,200

Asking Price: \$2,100,000

Gross Annual Income (Projected):	\$ 157,200
Less Estimated Expenses:	\$ 50,811
Net Operating Income:	\$ 106,389

For Further Information, Please Contact Exclusive Sales Team:

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 718-687-4202

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