

**4001 Hylan Boulevard**  
**Staten Island, NY 10308**  
**Tel: (718) 966-9669**  
**Fax: (718) 504-5078**

## **\$3,380,000 - 4902 5, Brooklyn**

MLS® #427340

### **\$3,380,000**

0 Bedroom, 0.00 Bathroom, 5,610 sqft  
Mixed Use / Store & Family

N/A, Brooklyn, New York

Excellent investment opportunity!!! Extra large solid brick 3 retail store and 2 residential units mixed use corner building located on super busy location 5th Avenue of Sunset Park. 3 stories plus finished nice basement for storage. 2nd floor and 3rd floor both feature 3 bedrooms with 2 full bathroom each; both apartments were renovated on August 2017. Ground floor features 3 retail stores. Building size: 1st floor:20x100, 2nd floor:20x68. Lot size:20x100. All five unit have separate heat and hot water. Gross annual income \$253,300. Total expenses:\$79,208. Total net operating income \$173,992. The whole building is maintained very well and installed surveillance system. CAP rate 5%. Convenient to all. Can't miss it. Call listing agent for rent roll breakdown.

Built in 1931

### **Essential Property Information**

MLS® #	427340
Price	\$3,380,000
Bathrooms	0.00
Square Footage	5,610
Year Built	1931



Type	Mixed Use / Store & Family
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	4902 5
Area	Sunset Park
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11220

### Interior

Interior	Hardwood, Tile
Interior Features	Other
Heating	Hot Water
Has Basement	Yes
Basement	Finished
# of Stories	3

### Exterior

Exterior	Brick
Exterior Features	Other
Roof	Flat
Construction	Brick
Foundation	Poured Concrete

### Additional Information

Date Listed	February 18th, 2019
Days on Market	259
Zoning	C4-3A

### Listing Details

Listing Office	Re/max Edge
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