Cushman & Wakefield has been retained on an exclusive basis to arrange for the sale of a walk-up multifamily building in Park Slope.

The subject property is located on the east side of 4th Avenue between 6th and 7th Streets in the Park Slope neighborhood of Brooklyn. The property is an improved, three-story, brick walk-up building that has been in the same family for multiple generations. 397 4th Avenue contains 6 residential units, where two are rent controlled, three are rent stabilized, and one unit is owner occupied and will be delivered vacant. The property measures 27' x 55' for a total of 4,455 SF and is located in an R8A/C2-4 zoning district. The medium density R8A zoning allows for up to 12,654 buildable square feet of residential development. Additionally, the property has separately metered electric, heat, and contains one 275 gallon fuel tank that number 2 fuel.

The subject property is located in the heart of Park Slope, Brooklyn along one of the busiest commercial thoroughfares in the borough, 4th Avenue. 4th Avenue connects Brooklyn’s premier entertainment and transportation hub, Barclay’s Center / Atlantic Terminal to Sunset Park and most of South Brooklyn. Additionally, the property is located just three blocks north of the 4th Avenue/9th Street subway station (R, F, G trains) and is surrounded by various Citi Bike locations. The subject property benefits from its close proximity to Whole Foods and many other retail and restaurant businesses including Stone Park Café, Al Di La, CityMD, Chase Bank, Citi Bank, the US Post Office, the YMCA and more.

For More Information, Please Inquire Within:

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ASKING PRICE
$2,450,000
## RENT ROLL

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<th>TYPE</th>
<th>TENANT STATUS</th>
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<th>SF</th>
<th>$ / SF</th>
<th>MONTHLY RENT</th>
<th>ANNUAL RENT</th>
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*Unit 2L is owner occupied and will be delivered vacant upon sale. Rent is projected at $2,800.

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