

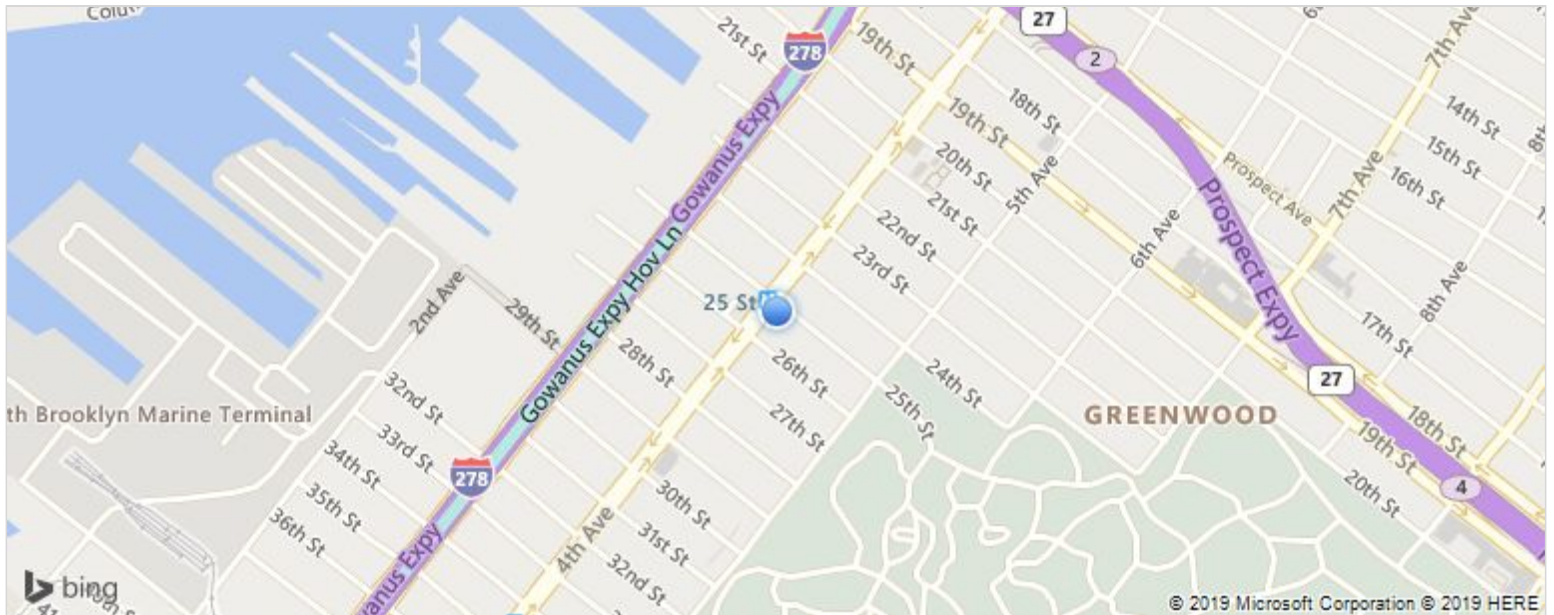
SALE

\$4,300,000
Retail
4,800 SF

751-753 4th Avenue
Brooklyn, NY 11232



Property Type:	Retail
Year Built:	1945
Level Number:	2
Lot Dimensions:	37 x 75
Sub-Lease:	3
Zoning:	M1-1D
Cap Rate Percentage:	5.58



751-753 4th Avenue Brooklyn NY, 11232 United States

Online Profile <http://www.cbcworldwide.com/properties/profile/B5DDCZ-Brooklyn-NY>

Property Description

Coldwell Banker Reliable Commercial Division is pleased to offer for sale 751-753 4th Avenue, located in the Greenwood Heights section of Brooklyn. The three unit, two-story corner property features: 1,200 SF- 1st floor corner unit rented for \$5,910 monthly, 1,200 SF- 1st floor in line unit (vacant) and 2,400 SF- 2nd floor catering hall (vacant). Projections include: \$240,000 NNN Lease, 5.6% Cap Rate. Directly in front of the D, N, R, W train station on 4th Avenue & 25th Street. Easy access to the Hugh L. Carey tunnel into Manhattan, the BQE, I278 and Prospect Expressway. Walking Distance to Industry City, Prospect Park, restaurants, retailers and more.

Additional Features

Listing ID:	B5DDCZ
MLS ID:	CBRC751
Additional MLS:	430909
Style:	Other Style
Building Size:	4,800 SF
Lot Size:	2775 SF
Available Date:	Jun 17th, 2019
Taxes:	\$36,147
Location Name:	Greenwood Heights
Flooring:	Tile, Hardwood
Area Description:	Metropolitan
Exterior Description:	Brick
Roof:	Rubber
Cooling:	Central A/C
Road Type:	City / Town Street
Heating - Fuel Type:	Gas

Joe Zhou

joe.zhou@coldwellbanker.com

Direct 718-921-3100

Mobile 212-365-0181

Richard DiPietro

richard.dipietro@coldwellbanker.com

Direct 718-921-3100

<http://www.cbrcd.com/>

718-921-3100

Reliable Real Estate
7428 5th Avenue
Brooklyn, NY 11209

© 2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations.

The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This listing information should be independently verified before any person enters into a transaction based upon it.