

Property Features:

- Block: 790, Lot 42
- Four-Story 19,600 SF Corner Building + 1,500 SF Yard
- Total Lot SF: 6,400 SF (80' x 80')
- Building Dimensions: 60' x 80' (Slightly Irregular)
- Yard Dimensions: 20' x 75' fronting 4th Avenue
- Total Building SF: 19,600 SF (Above Grade)
- 24,600 SF Total w/ Basement
- Ground Floor - 4,900 SF | 2nd Floor - 4,900 SF
- 3rd Floor - 4,900 SF | 4th Floor - 4,900 SF | Basement - 4,900 SF
- C2-4/R7A Zoning (FAR 3.45 – Residential – FAR 4.6 Inclusionary Housing
FAR 2.0 – Commercial – FAR 4.0 - Community Facility)
- Can Build 22,080 SF - Build Additional 2,480 SF for a 5th Floor

Subway Stop **R** (53rd St / 4th Avenue)

Asking Price:
\$8,000,000.00

Taxes:
\$70,605.00

Vincent Lopez
Exclusive Agent:
917-523-5772
vlopez@krgnyc.com

Jacques Wadler
Exclusive Agent:
516-650-1123
jwadler@krgnyc.com

5018 4TH AVENUE, SUNSET PARK, BROOKLYN





BUILDING FEATURES:

- BUILDING CONSTRUCTION: POURED CONCRETE, STEEL FRAME & BRICK FACADE
- 12' CEILING HEIGHT ON GROUND, 2ND & 3RD FLOORS
- 18' CEILING HEIGHT - 4TH FLOOR
- WINDOWS ON FOUR SIDES FOR 3RD & 4TH FLOORS
- WINDOWS ON THREE SIDES FOR 1ST & 2ND FLOORS
- FREIGHT ELEVATOR WITH FIVE STOPS (INCLUDING BASEMENT)
- ONE STAIRCASE
ONE FIRE ESCAPE
- FULLY SPRINKLERED
- GAS HEAT / HEAVY POWER

5018 4TH AVENUE, SUNSET PARK, BROOKLYN





5018 4TH AVENUE, SUNSET PARK, BROOKLYN



DEPARTMENT OF HOUSING AND BUILDINGS
 BOROUGH OF BROOKLYN, CITY OF NEW YORK

CERTIFICATE OF OCCUPANCY

Not Issued by the Board of Standards and Appeals until payment to Section 246 of the Code of Rules and Regulations, including Administrative Code 23.31, is 21.37.

This certificate supersedes C. O. No. 59013

For a list of the building's previous certificates, see the Department of Buildings website at <http://www3.cityofnewyork.us/buildings>

THIS CERTIFICATE IS FOR THE BUILDING, BUILDING NUMBER 408, 408A, 408B, 408C, 408D, 408E, 408F, 408G, 408H, 408I, 408J, 408K, 408L, 408M, 408N, 408O, 408P, 408Q, 408R, 408S, 408T, 408U, 408V, 408W, 408X, 408Y, 408Z, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Issued on 08/25/2010 by the Building Department. Book 790, Lot 48.

Complies with the approved plans and specifications, and to the requirements of the Board of Standards and Appeals, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued, and CERTIFIES FURTHER that, any provisions of Section 246 of the New York Charter have been strictly complied with by a report of the Fire Commissioner to the Borough Superintendent.

NO. 408-111-408-20 Commercial classification - Light Mfg.

EXPIRES - S. D. 12/31/15 Located in **BUSINESS** District.

High Zone of type of source of power.

This certificate is based upon the information hereafter specified and to the following number of the Board of Standards and Appeals: 11/15/10.

PERMISSIBLE USE AND OCCUPANCY

Category	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
Clear Ground	-	-	-	-	-	-	-	-	-
Basement	100	-	-	-	-	-	-	-	-
1st	100	20	20	40	-	-	-	-	-
2nd	100	20	20	40	-	-	-	-	-

NOTE: Not more than one-third (1/3) of total floor space to be used for manufacturing.

BUSINESS DISTRICT

USE OF OCCUPANCY NOT TO VIOLATE PARAGRAPH 24.07 OF SECTION 24.07 OF THE CODE OF RULES AND REGULATIONS



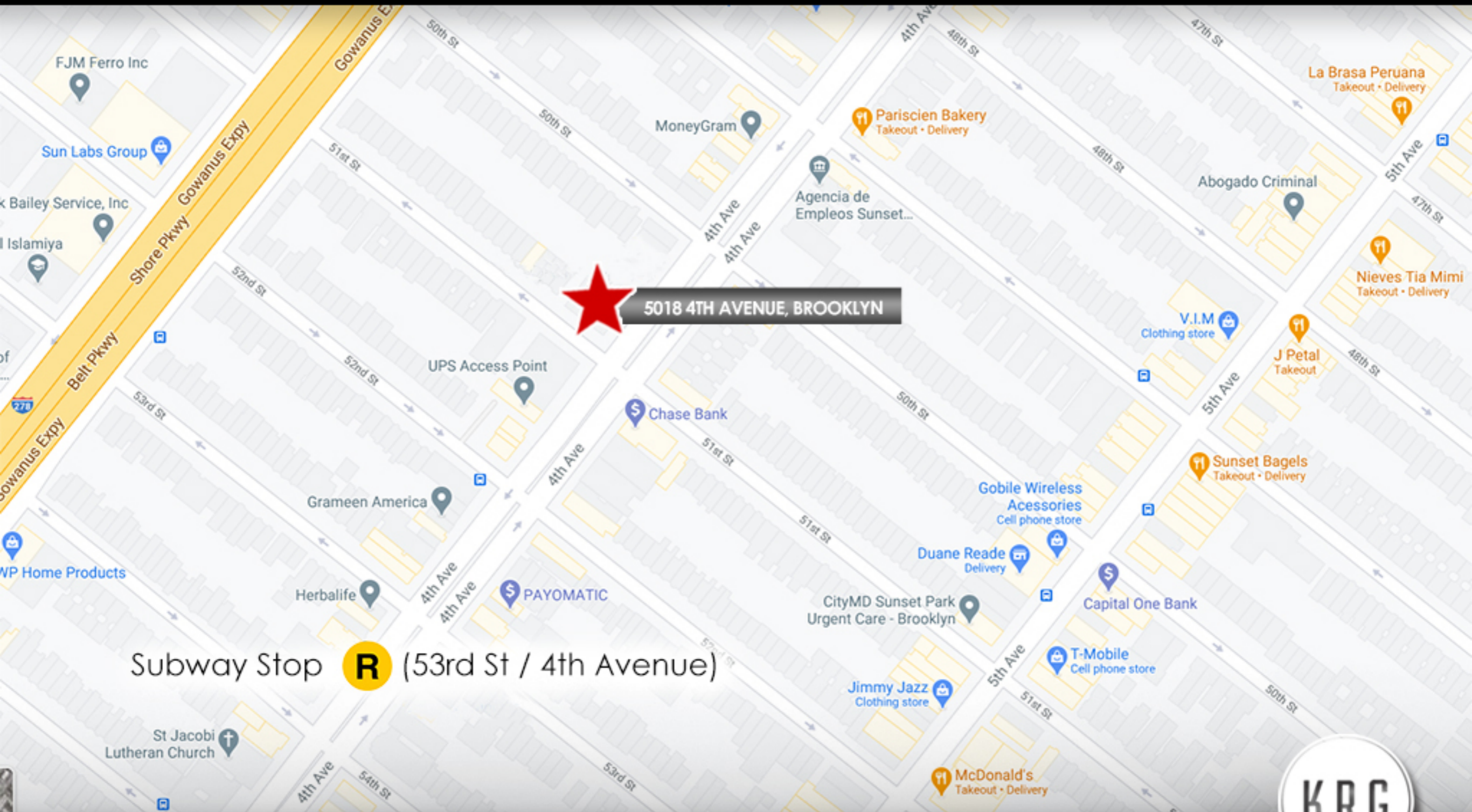
5018 4TH AVENUE, SUNSET PARK, BROOKLYN



KNICKERBOCKER

REALTY GROUP LLC

408 SENECA AVENUE | RIDGEWOOD, NY 11385 | 718-928-0300 | WWW.KRGNYS.COM



5018 4TH AVENUE, BROOKLYN

Subway Stop **R** (53rd St / 4th Avenue)

5018 4TH AVENUE, SUNSET PARK, BROOKLYN



ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE