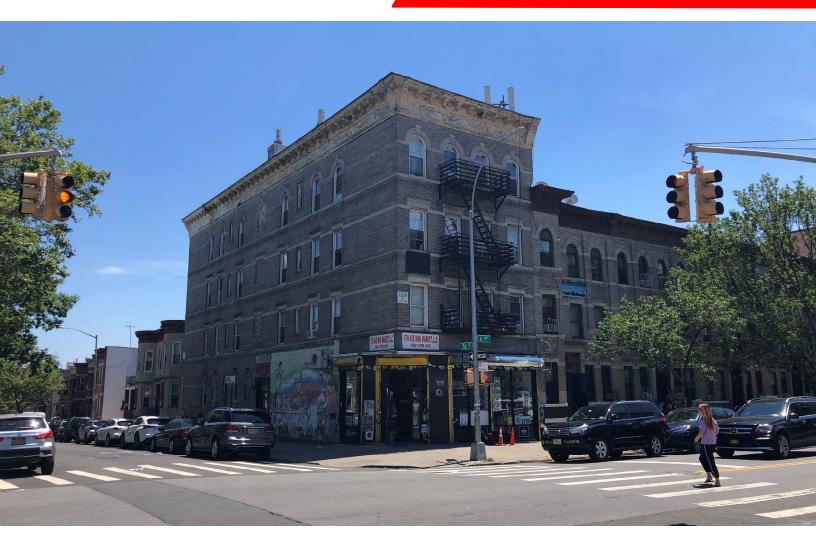
## FOR SALE \$3,600,000



## 606 56th Street aka 5601 6th Avenue Sunset Park, Brooklyn, NY 11220

Four Story Mix Use Walkup.

14 Apartments, Retail Store and Cellular Site on Roof

# Metro Commercial & Business Brokers, Inc. www.metrocbb.com

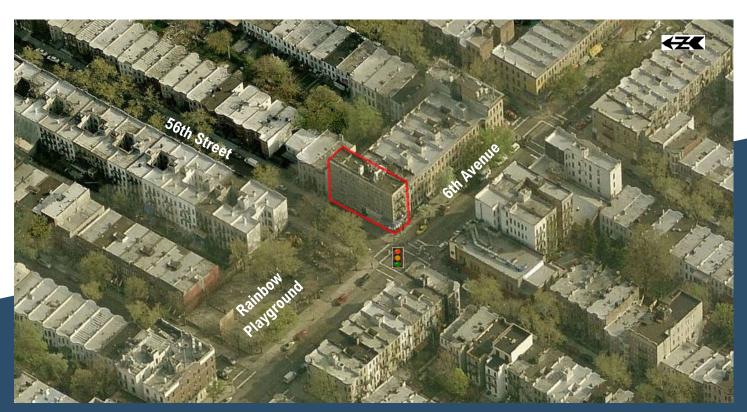
John Wilmarth 516 640-5440 x 1 john@metrocbb.com

Gerry Dantone 631 623-6914 metrocb@aol.com

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Multicultural Sunset Park is known for both a booming Chinatown, with shopping and restaurants on nearby 8th Ave and a diverse Latino community. The area is serviced by Subway at 4th Ave and 53rd St (N,Q,R and W Lines) and 8th Ave and 62rd St (N,Q and W Lines). Additionally the area is serviced by numerous bus lines (B9, B11, B70, & B16).



#### **PROPERTY INFORMATION**

Address: 606 56th St

aka 5601 6th Ave, Brooklyn, NY 11220

**Block/Lot: 841/10** 

Lot Dimensions: 25' x 100' Gross Building Area: 8,556 SF

Four Story Mix Use

14 Apartments (rent stabilized)

One Retail Store and Cellular Site on Roof#

#### **INCOME**

Gross: \$262,467 \* RE Tax 21/22: \$44,713 Expenses: \$31,700

NOI: \$188,054

\* Note 2020/2021 RE Tax \$54,108 New Taxes will take affect Nov 2021

#### **ZONING**

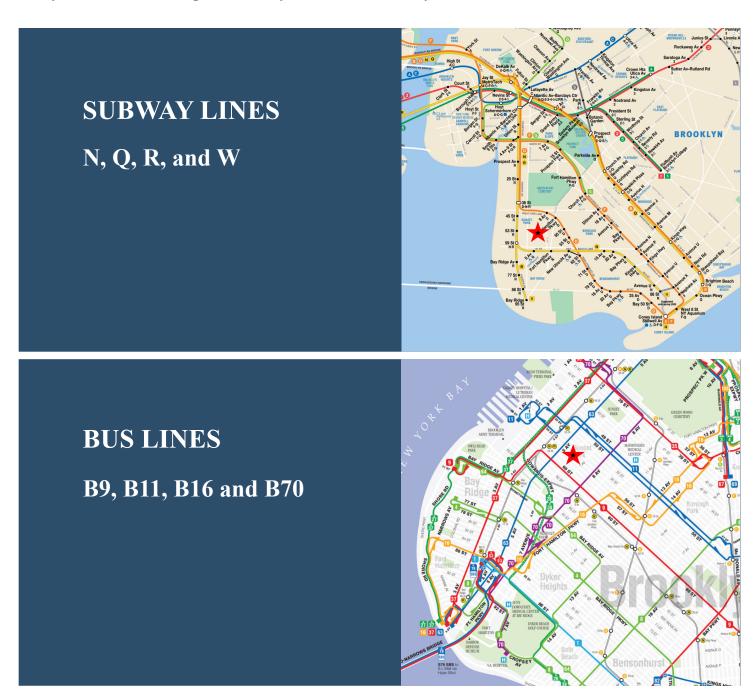
R6A FAR 3.00 Built FAR 3.40

The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.

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john@metrocbb.com metrocb@aol.com

Sunset Park is part of Brooklyn Community District 7. It is patrolled by the 72nd Precinct of the New York City Police Department. Fire services are provided by the New York City Fire Department's Engine Company 201 and Engine Company 228/Ladder Company 114. Politically, Sunset Park is represented by the New York City Council's 38th District.



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