

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.

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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 62nd 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
Cellular Site on Roof#

INCOME

Gross: \$274,699
RE Tax 21/22: \$44,713
Expenses: \$31,700
NOI: \$198,286

CAP Rate: 5.51%

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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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.

SUBWAY LINES

N, Q, R, and W



BUS LINES

B9, B11, B16 and B70



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