

7305-7309 5th Avenue

FOR SALE | 3 MIXED-USE BUILDINGS | BAY RIDGE, BROOKLYN 11209



THREE POINT REAL ESTATE



PROPERTY DESCRIPTION

7305, 7307, & 7309 5th Avenue are three contiguous mixed-use buildings located on the east side of 5th Avenue between 73rd Street and 74th Street in Bay Ridge. The buildings consist of three retail units and six residential apartments, totaling approximately 12,200 gross sq. ft. The ground floor retail at 7305 & 7307 5th Avenue are combined and contain a local grocery store. The ground floor retail at 7309 5th Avenue is occupied by a local pharmacy. Each building contains two floor-through three-bedroom apartments which feature high ceilings, renovated kitchens, and hardwood floors. The portfolio generates approximately \$337,000 in annual gross revenue and nets approximately \$245,000 in annual income. Current ownership has continuously maintained the buildings as the mechanicals and roofs have all been recently updated, allowing new ownership to benefit from no deferred maintenance.

7305, 7307, 7309 5th Avenue is walking distance to the famous Bay Ridge 86th Street retail corridor which is home to national tenants such as Century 21, Banana Republic, TJ Max, Gap, Sephora, Pandora, Bath and Body Works, and Victoria's Secret. The buildings are also adjacent to all other necessary retail, restaurants, and shopping along 5th Avenue. Additionally, the waterfront at Shore Road, Owls Head Park, and the Bay Ridge Pier at 69th Street are a short distance away.

TRANSPORTATION

The R-train is located two blocks away on the corner of 77th Street and 4th Avenue.

The B-63 bus stop is located in front of the buildings on 5th Avenue.

PROPERTY FEATURES

Address:	7305-7307 5th Avenue	
Block_Lot:	5920_9 & 8	
Stories:	3	
Ground Floor Dimensions:	41.4' x 89'	approx./irregular
2nd Floor Dimensions:	41.4' x 55'	approx./irregular
3rd Floor Dimensions:	41.4' x 55'	approx./irregular
Building Gross Sq.Ft.:	8,239	approx./irregular
Lot Dimensions:	41.4' x 89'	approx./irregular
Lot Sq.Ft.:	3,685	approx./irregular
Commercial Units:	2	
Residential Units:	4	
Total Units:	6	
Property Taxes 2020/2021	7305 5th Ave	7307 5th Ave
Assessment:	\$66,355	\$66,355
Tax Rate:	21.1670%	21.1670%
Taxes:	\$14,045.36	\$14,045.36
Total Taxes 2020/2021:	\$28,090.73	

Address:	7309 5th Avenue	
Block_Lot:	5920_7	
Stories:	3	
Ground Floor Dimensions:	20.5' x 89'	approx./irregular
2nd Floor Dimensions:	20.5' x 55'	approx./irregular
3rd Floor Dimensions:	20.5' x 55'	approx./irregular
Building Gross Sq.Ft.:	4,080	approx./irregular
Lot Dimensions:	20.5' x 89'	approx./irregular
Lot Sq.Ft.:	1,825	approx./irregular
Commercial Units:	1	
Residential Units:	2	
Total Units:	3	
Property Taxes 2020/2021	7309 5th Ave	
Assessment:	\$66,355	
Tax Rate:	21.1670%	
Taxes 2020/2021:	\$14,045.36	

ASKING PRICE: \$4,995,000

For Further Information, Please Contact:

Stephen Safina | Managing Partner

C: 516-643-0161

E: ssafina@threepointre.com