

Commercial
450066 Active



531 52 St
Brooklyn, New York 11220

L \$2,295,000

Borough: **Brooklyn**
Neighborhood: **Sunset Park**
Cross St 1: **5 Avenue**
Cross St 2: **6 Avenue**
Block/Lot: **-/-**
Bldg Size: **x**
Lot Size: **100 x 100**
Lot Sqft: **10,017**
Rd Frontage:
Zoning: **R6B**
Basement Type: **None**

Stores: **0**
Families:
Apx Sqft: **2,651**
Stories:
Waterfront:
Year Built:
Hndcap Acc:
A/C Units: **0**
Cert Occup:
Tax Yr \$: **\$1,288**
Own Occup: **Vacant**
Sale Type: **Arm's Length**

FEATURES

Parking: **Street**
Parking Attrib: **None**
Construction: **Brick**
Loading Docks: **None**
Ceiling Height: **Other**
Utilities:
Financing: **1031 Exchange, Bank Mortgage, Cash**

Basement: **None**
Foundation: **Poured Concrete**
Electric:
Current Use: **None**
Potential Use: **Health Care, Retail**
Walls: **Sheet Rock**

Est Water/Sewer \$ Yr:
Gross Expenses:
Gross Income:
NOI:

Est Fuel \$ Yr:
Rent Avg Monthly:
Rental Income:
Yearly Salaries:

Est Insure Yr: **\$1,500**
Tenant Lse Ends:
Tenant Monthly Lse:
Cap Rate:

Est Tax \$ Yr: **\$1,288**
Inventory Exp:
Additional Fee:
Misc Exp:

Remarks:

Prime Location SUNSET PARK, 5th Ave/50th Street . Condominium Medical Office For Sale. Ground floor is huge 2,651 sq ft plus 1,500 sq ft backyard. ADA Approved perfect for offices of any medical use (DENTAL, LABS, PHYSICAL THERAPY, MUCH MORE.) High traffic area great exposure.

Prepared By: Jennifer Kenniff

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