

Two Contiguous Mixed-Use Properties – Park Slope

# 157 & 159 Fifth Avenue

Two Properties, 70 Feet of Frontage on Fifth Avenue

Park Slope



Property Information			
Address:	157 5th Avenue	159 5th Avenue	
	Brooklyn, NY 11217	Brooklyn, NY 11217	
Neighborhood:	Park Slope	Park Slope	
Cross Streets:	Btwn St. Johns Pl & Lincoln Pl	Corner of Lincoln Pl.	
Block:	947	947	
Lot:	3	1	
Lot Size:	30 ft x 100 ft	40 ft x 100 ft	
Building Information			
Building Size:	30 ft x 100 ft (1st Floor)	40 ft x 90 ft	
	30 ft x 60 ft (Floors 2-4)		
Building Class:	S9	C7	
Tax Class:	2B	2B	
Stories:	4	4	
Residential Units:	6	9	15
Commercial Units:	1	1	2
Total Units	7	10	17
Gross SF:	8,400	14,800	23,200
Zoning:	C1-4/R6A	C1-4/R6A	
Lot SF:	3,000	4,000	7,000
FAR:	3.00	3.00	
Total Buildable:	9,000	12,000	
Available Air Rights:	600	2,800	
Taxes			
Assessment (16/17):	\$ 79,640	\$ 603,534	\$ 683,174
Taxes (16/17):	\$ 10,260	\$ 77,753	\$ 88,013



For More Information  
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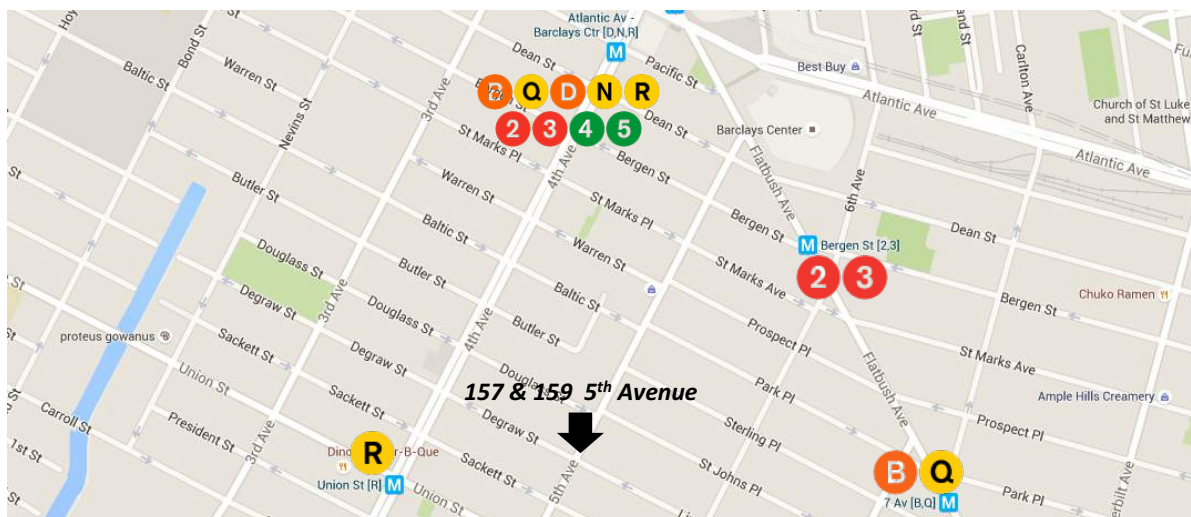
**718-310-3296**

TerraCRG has been retained to exclusively represent ownership in the sale of 157 & 159 Fifth Avenue in Park Slope, Brooklyn.

two contiguous properties at 157 & 159 Fifth Avenue in Park Slope, Brooklyn. The portfolio offers 70' of retail frontage along Fifth Avenue, anchored by Chase Bank and D'Mai Urban Spa. This corner location on Fifth Avenue and St. John's Place is one of the best retail locations in Park Slope.

The package consists of 2 retail spaces, 14 renovated free market apartments, one stabilized unit and a two car garage that can potentially be utilized as additional retail space. The assets are 88% occupied with long-term leases for the retail tenants and produce an annual NOI of \$1,104,810. The asking price for the portfolio is \$26,000,000.

The properties are within walking distance of Atlantic Terminal, with access to numerous trains and the Barclays Center. The subway can also be conveniently accessed at the Union Street R station and Bergen Street 2 & 3 station.



**Asking Price**  
**\$26,000,000**

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The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.