



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Sale



## Retail Building for Sale with Air Rights

1,400 SF • 1 Unit

526 5th Ave • Brooklyn • NY

Offered at: **\$1,650,000**

**Shlomi Bagdadi**  
📞 718.437.6100  
sb@tristatecr.com

**Jack Sardar**  
📞 718.437.6100 x106  
jack.s@tristatecr.com



## Location Overview

Located in the Park Slope neighborhood of Brooklyn between 13th St & 14th St near the Prospect Ave subway station.

Nearest Transit: F, G, & R trains at Prospect Ave and the M63, M61, BM3, BM2, B103, & B37 bus lines.

Nearby tenants include Subway, Bank of America, Crunch Fitness, Domino's Pizza, 7-Eleven, T-Mobile, Walgreens Pharmacy, H&R Block, McDonald's, Boost Mobile, Baskin-Robbins, Chicken Feastin, Fleet Feet Brooklyn, Skylark, Downtown Pain Physicians, Capital One Bank, Diamond Braces Orthodontist, Citi Bike, Jasmine's Floral Design, and more!

## Main Highlights

- ▶ Off the corner of 14th St
- ▶ Steps from F, G, & R train
- ▶ Approximate air rights: 5,000 SF



**1,400 SF**

Total Building Size



**1,979 SF**

Lot Size



**1**

Number of Units





**C4-3A**

Zoning

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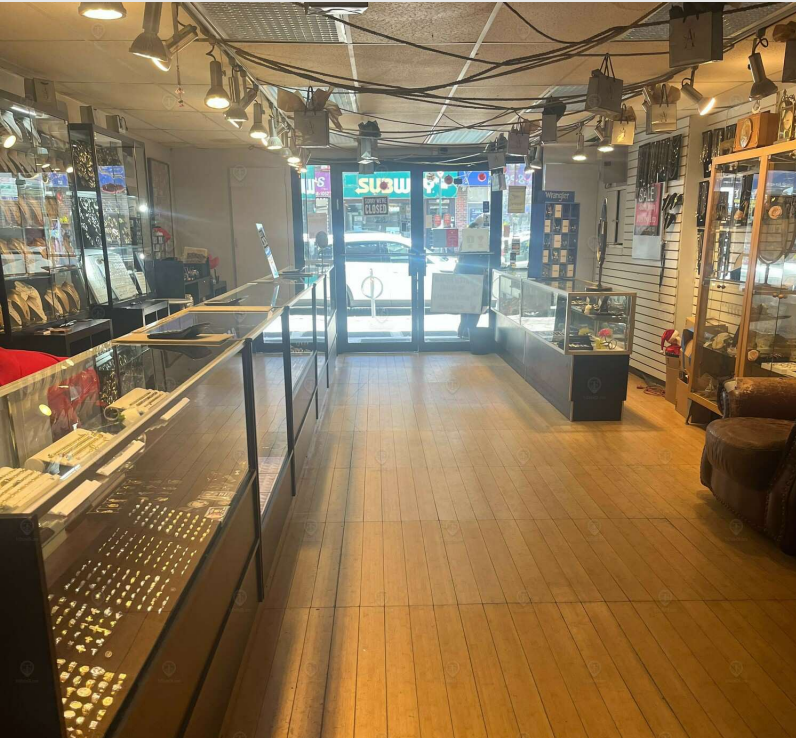
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# Additional Photos

526 5th Ave, Brooklyn, NY 11215



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## Income Statement Summary

### Rent Roll Breakdown as of 04/01/2025

Tenant	Unit #	Sq Ft	Lease Term		Actual Base Rent			Projected Base Rent		
			From Date	To Date	Per Mo.	Per Yr.	Per SF	Per Mo.	Per Yr.	Per SF
Jewelry Store	1.00	1,400	03/01/01	08/31/25	\$7,466	\$89,592	\$63.99	\$10,000	\$120,000	\$85.71
						\$0			\$0	
						\$0			\$0	
<b>Totals</b>		<b>1,400</b>			<b>\$7,466</b>	<b>\$89,592</b>	<b>\$63.99</b>	<b>\$10,000</b>	<b>\$120,000</b>	<b>\$85.71</b>

Actual Revenues:				Projected Revenues:			
Actual Base Rent		\$89,592.00		Projected Base Rent		\$120,000.00	
Misc property income		\$0.00		Misc property income		\$0.00	
<b>Total Revenues</b>		<b>\$89,592</b>		<b>Total Projected Revenues</b>		<b>\$120,000</b>	

### Operating Expenses

Insurance	\$4,176								
Real Estate Taxes	\$20,953								
Tax Reimbursements	-\$12,350								
Water	\$600								
Repairs	\$500								
Other									
<b>Total Expenses</b>	<b>\$13,879</b>								
<b>Net Actual Operating Income</b>	<b>\$75,713</b>								
<b>Net Projected Operating Income</b>	<b>\$106,121</b>								

**Purchase Price**     **\$1,650,000**

**Actual CAP Rate**     **4.59%**

**Projected CAP Rate**     **6.43%**

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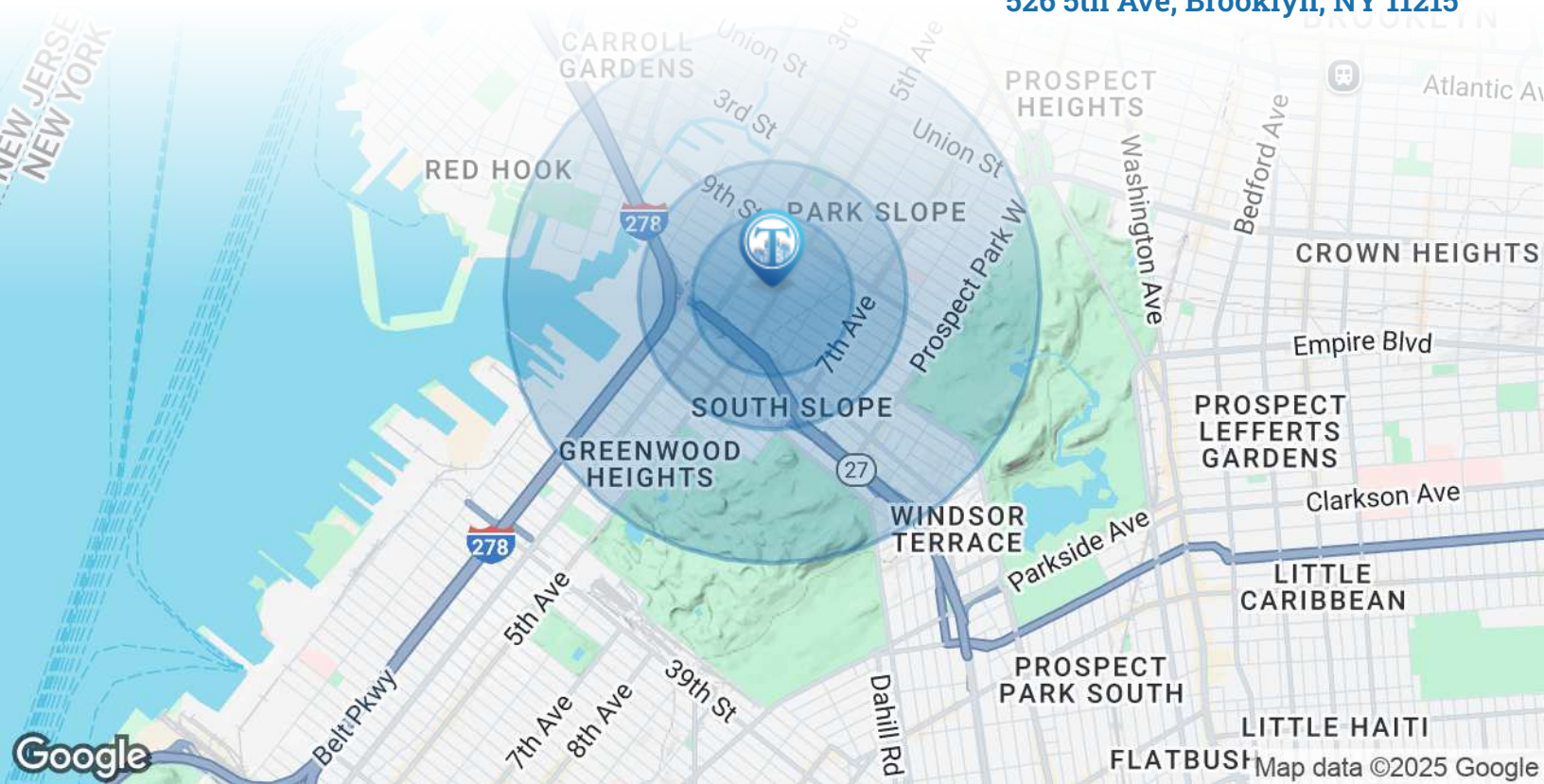
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	13,937	31,741	85,797
Average Age	37	37	38
Average Age (Male)	37	37	38
Average Age (Female)	37	38	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,914	13,538	35,453
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$190,888	\$199,126	\$204,696
Average House Value	\$1,708,659	\$1,633,642	\$1,578,494



**85,797**

People within 1 Mile



**\$204,696**

Avg Household Income

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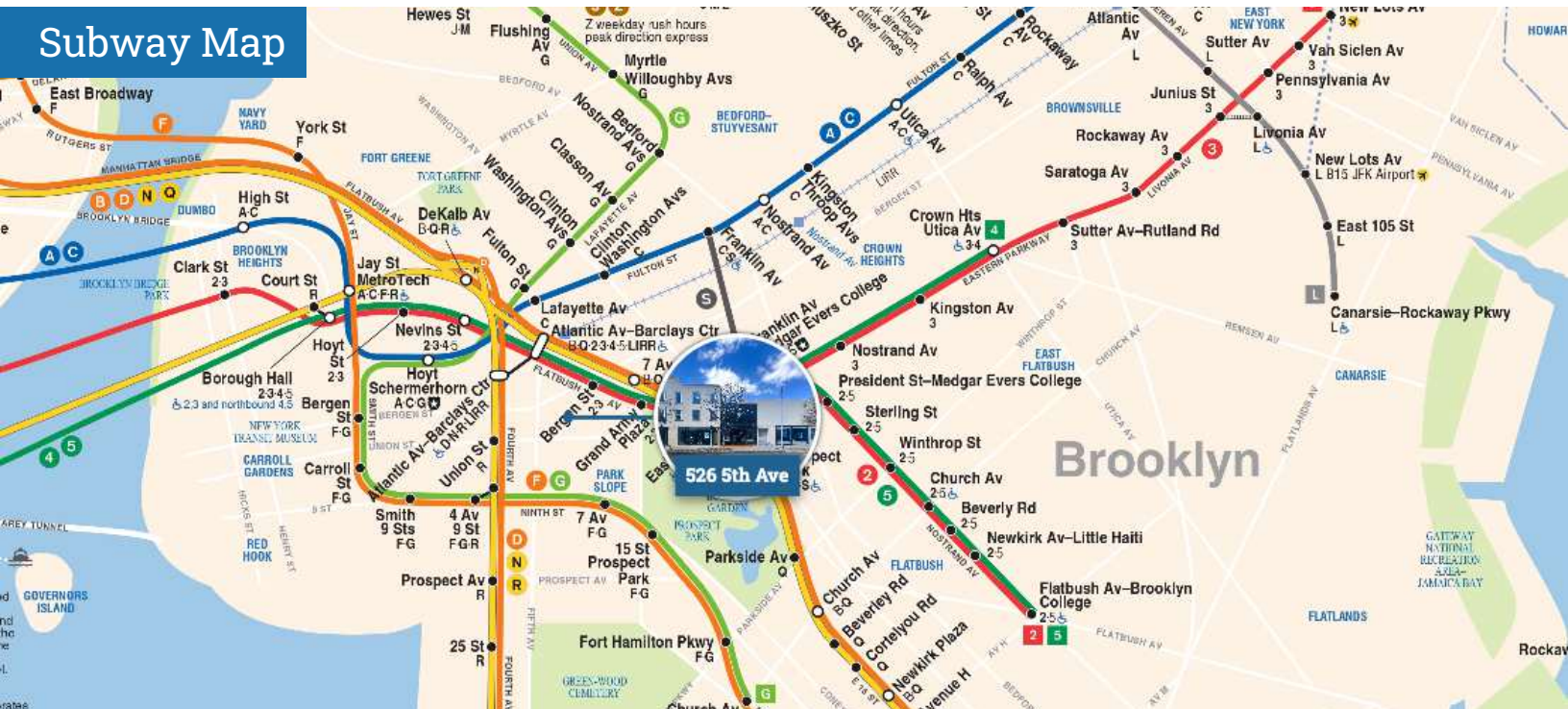
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## Bus Map



## Subway Map



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