

## 311 7th Avenue

Townhouse · Block & Lot 1090-3 · Park Slope

PRIME MIXED-USE BUILDING IN PARK SLOPE...located on 7th Avenue between 8th and 9th Streets on a main commercial corridor only two blocks from Prospect Park and half a block from the F,G subway lines. The four (4) story brownstone building currently consists of nine (9) rental units and one ground floor commercial space that is leased to a restaurant- Rice Thai Kitchen (a neighborhood favorite). Seven (7) of the nine (9) units can be delivered de-regulated and many can be delivered vacant if preferred by the end user. The building has gone through extensive renovations to the interiors of the apartments, in addition to a video intercom being installed and converting the building to gas from #2 oil. Excellent investment opportunity as the building will generate \$325K+ annually of income and the building will have a cap rate of over 5%.

## \$5,595,000

- 10 Units
- 4 Floors

Lot Dimensions: 25x90  
Building Dimensions: 25x65  
Zoning: R6A



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