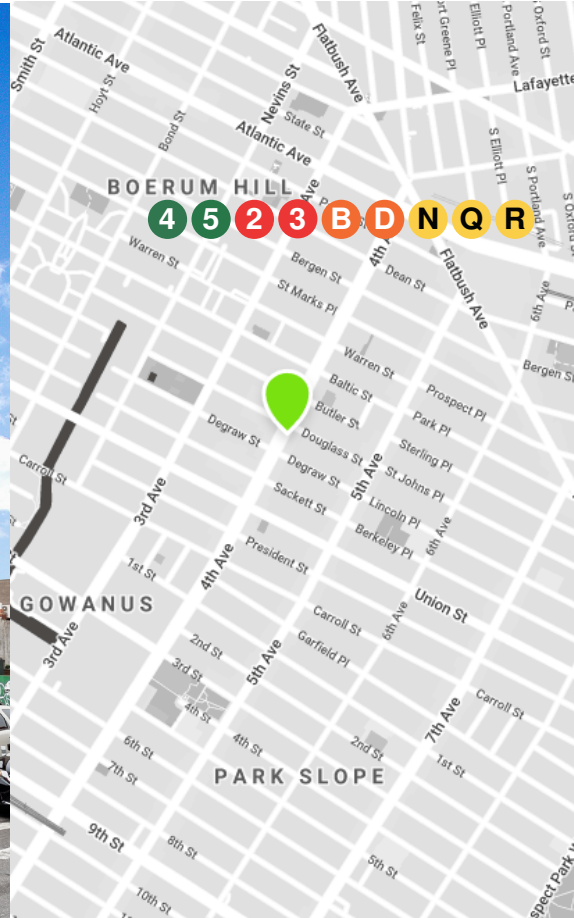


IPRG

151 4TH AVENUE BROOKLYN, NY 11217

CLOSED



SALE PRICE

\$3,550,000

PROPERTY DESCRIPTION

BLOCK & LOT:	00946-0011
NEIGHBORHOOD:	Park Slope
CROSS STREETS:	Douglass St
BUILDING DIMENSIONS:	21.5 ft x 54 ft
LOT DIMENSIONS:	21.5 ft x 71.67 ft
ZONING:	R8A, C2-4, EC-1
UNUSED AIR RIGHTS:	4,253 BSF
TAX CLASS:	2A

SALE METRICS

3 Apts & 1 Store
of Units

4.99%
Current Cap Rate

\$887,500
Price/Unit

5,026
Approx SF

16.81x
Current GRM

\$706
Price/SF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

ADAM
LOBEL
718.360.8815

TOBY
WARING
718.360.8837

SAMANTHA
KATZ
718.360.4834