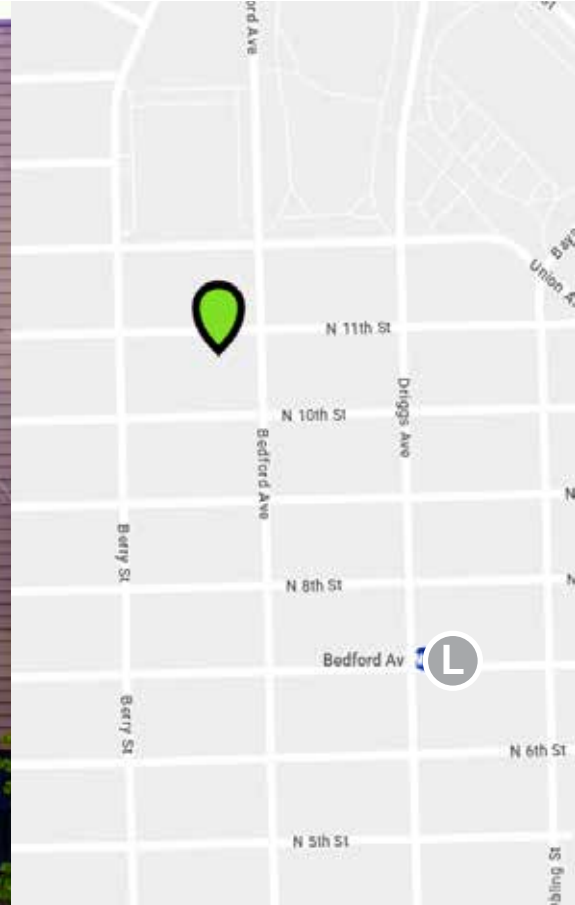


IPRG

144 NORTH 11TH STREET BROOKLYN, NY 11249

CLOSED



SALE PRICE

\$4,700,000

SALE METRICS

APPROX. SF:	6,500
# OF UNITS:	5
CAP RATE:	1.58%
GRM:	45.49x
PRICE/SF:	\$723
PRICE/UNIT:	\$940,000

PROPERTY DESCRIPTION

Investment Property Realty Group (IPRG) is pleased to announce the sale of 144 North 11th Street located between Berry Street and Bedford Avenue in Williamsburg, Brooklyn.

The property is built 25 ft x 65 ft, offering approximately 6,500 square feet. It sits on a 25 ft x 100 ft lot and is zoned R6A. The property features 5 units and offers approximately 1,000 square feet of additional air rights. The property was delivered vacant.

144 North 11th Street is 4 blocks from an array of strong retail along Bedford Avenue and is within walking distance to a variety of stores, bars, and restaurants in the immediate area. Williamsburg has become one of the most sought after real estates markets for both retail and residential focused investors.

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