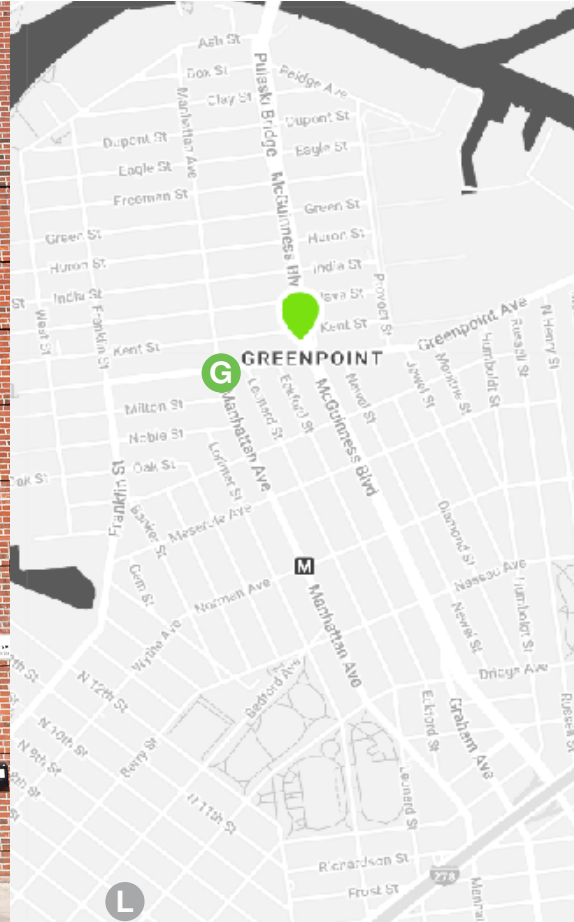


IPRG

193 GREENPOINT AVENUE BROOKLYN, NY 11222

CLOSED



SALE PRICE

\$2,080,000

PROPERTY DESCRIPTION

BLOCK & LOT:	02559-0037
NEIGHBORHOOD:	Greenpoint
CROSS STREETS:	McGuinness Blvd & Manhattan Ave
PROPERTY DIMENSIONS:	20 ft x 40 ft
LOT DIMENSIONS:	25 ft x 100 ft
ZONING:	R6A, C2-4
FAR:	3.0
TAX CLASS:	2A

SALE METRICS

4 Apartments

of Units

7,500

Approx BSF

R6A, C2-4

Zoning

3

FAR

25 ft x 100 ft

Lot Dimensions

\$277

Price/SF

DEREK
BESTREICH
718.360.8802

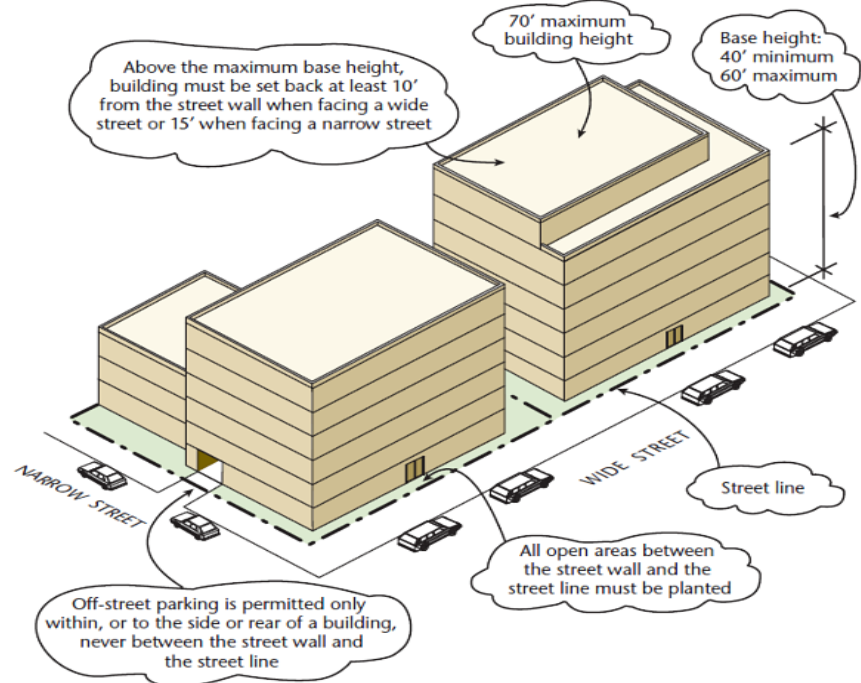
LUKE
SPROVIERO
718.360.8803

DONAL
FLAHERTY
718.360.8823

COREY
HAYNES
718.360.1942

THOMAS
VENTURA
718.360.2767

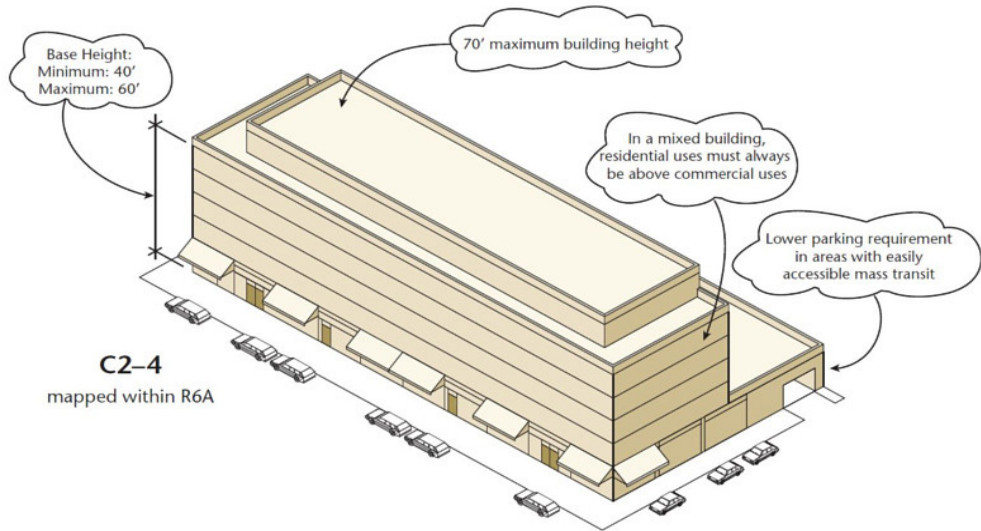
ZONING ANALYSIS



R6A General Residence District						
R6A	FAR (max)	Lot Coverage (max)		Base Height (min/max)	Building Height (max)	Required Parking ² (min)
		Corner Lot	Interior/Through Lot			
	3.0 ¹	80%	65%	40–60 ft	70 ft	50% of dwelling units

¹ 3.6 FAR with Inclusionary Housing designated area bonus

² Waived if 5 or fewer spaces required



C1 & C2 Commercial Overlay Districts										
	C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5
Commercial FAR within R1–R5	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Commercial FAR within R6–R10	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Depth of Overlay District (in feet)	200	150	150	100	100	150	150	150	100	100