218

HULL STREET

BROOKLYN, NY 11233



SALE PRICE

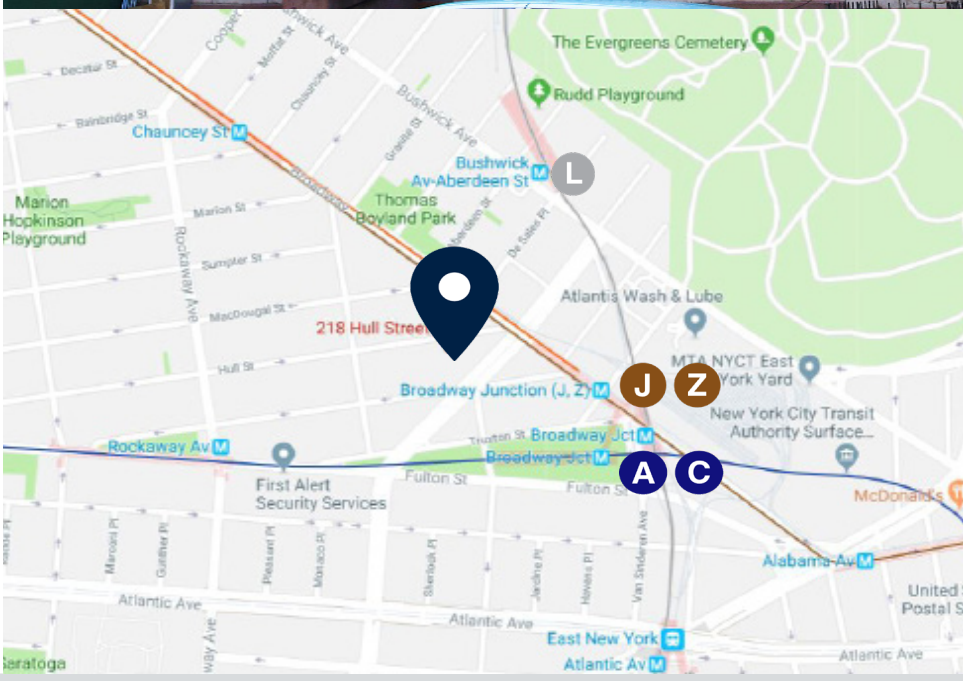
$1,350,000

SALE METRICS	
7,600 Approx SF	8 Apts # of Units
5.28% Current Cap Rate	11.80x Current GRM
$178 Price/SF	$168,750 Price/Unit

PROPERTY DESCRIPTION

Investment Property Realty Group (IPRG) is pleased to announce the sale of 218 Hull Street. It is located in the Ocean Hill section of Brooklyn. This multifamily property features 8 two-bedroom railroad apartments. The building is built 25 ft x 76 ft, offering approximately 7,600 square feet. It sits on a 25 ft x 100 ft lot and is zoned R6. It was delivered with one vacant apartment.

The property is located within walking distance to the A, C, L, J, and Z subway lines, offering quick and easy access to Manhattan. It is nearby from an array of strong retail along Broadway and benefits from its proximity to a variety of restaurants, stores, and neighborhood amenities. Ocean Hill has become a highly sought after real estate market for both retail and residential focused investors. As strong demand for residential units drive rents higher, this property offers an investor the opportunity to acquire a large building with upside.



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IPRG