242-244

HAWTHORNE STREET

BROOKLYN, NY 11225



SALE PRICE

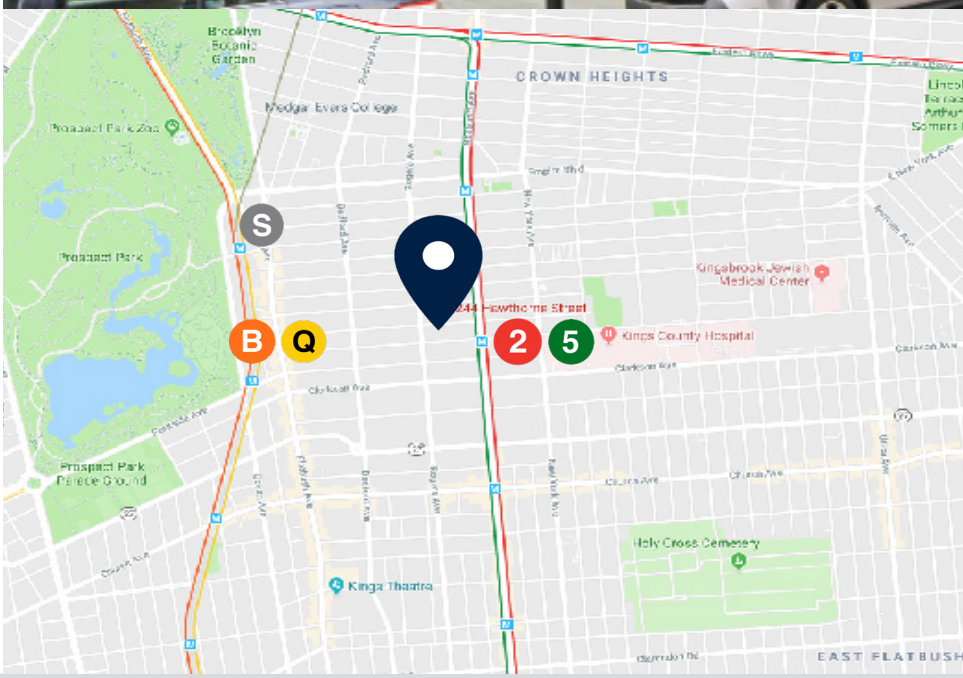
$6,100,000

SALE METRICS	
12,792 Approx SF	14 Apts # of Units
6.54% Current Cap Rate	13.35x Current GRM
$477 Price/SF	$435,714 Price/Unit

PROPERTY DESCRIPTION

Investment Property Realty Group (IPRG) is proud to announce the sale of 242-244 Hawthorne Street, located between Rogers and Nostrand Avenue in the Prospect - Lefferts Gardens section of Brooklyn. The newly constructed property is built 40 ft x 63 ft, offering approximately 12,792 square feet. It sits on a 40 ft x 106 ft lot and is zoned R6. It features 1 studio, 1 one-bedroom duplex unit, 8 two-bedroom units, 2 two-bedroom duplex units and 2 three-bedroom units.

This property is located near the 2, 5, B, Q and Shuttle subway lines, offering quick and easy access to Manhattan. 242-244 Hawthorne Street is within walking distance to Prospect Park and is one block from an array of strong retail along Nostrand Avenue. Prospect Lefferts Gardens has welcomed many new bars, restaurants, cafes, and artisan shops. The subject offering provides a new owner with the opportunity to acquire a newly constructed building in a highly desirable neighborhood.



Derek Bestreich 718.360.8802
Steve Reynolds 718.360.8807
Tom Reynolds 718.360.8817
Brian Underkofler 718.360.8825

IPRG