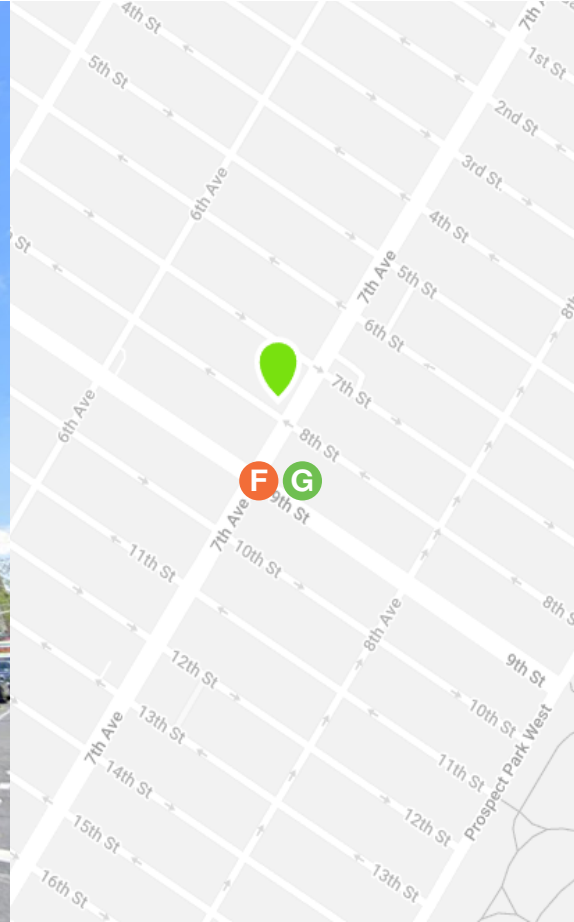


IPRG

312 7TH AVENUE BROOKLYN, NY 11215

CLOSED



SALE PRICE

\$3,600,000

PROPERTY DESCRIPTION

BLOCK & LOT:	01000-0049
NEIGHBORHOOD:	Park Slope
CROSS STREETS:	Corner of 8th St & 7th Ave
PROPERTY DIMENSIONS:	21 ft x 57 ft
LOT DIMENSIONS:	21 ft x 87.83 ft
ZONING:	R6A, C1-4
FAR:	3.0
TAX CLASS:	1

SALE METRICS

2 Apts & 1 Store	4,238
# of Units	Approx SF
6.51%	12.82x
Pro Forma Cap Rate	Pro Forma GRM
\$1,200,000	\$849
Price/Unit	Price/SF

DELIVERED VACANT

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

ADAM
LOBEL
718.360.8815

TOBY
WARING
718.360.8837