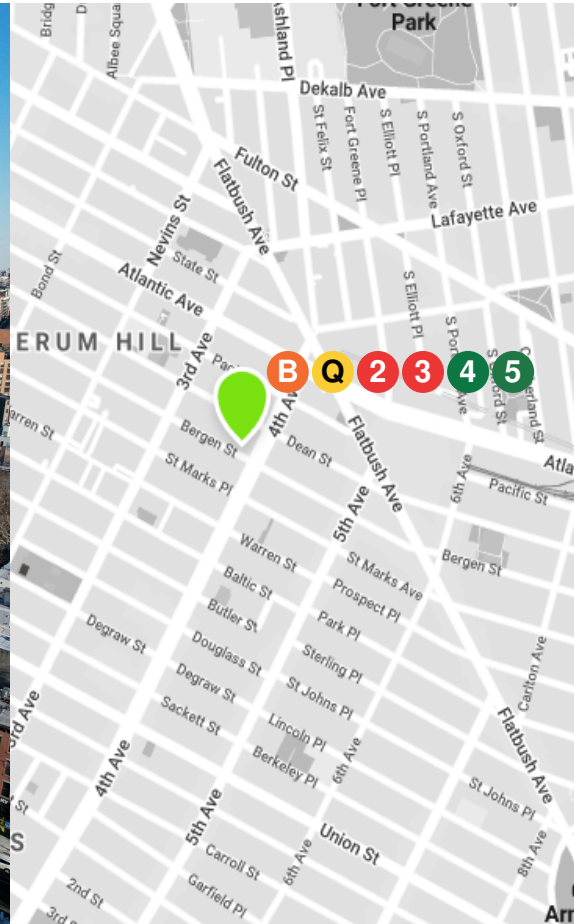
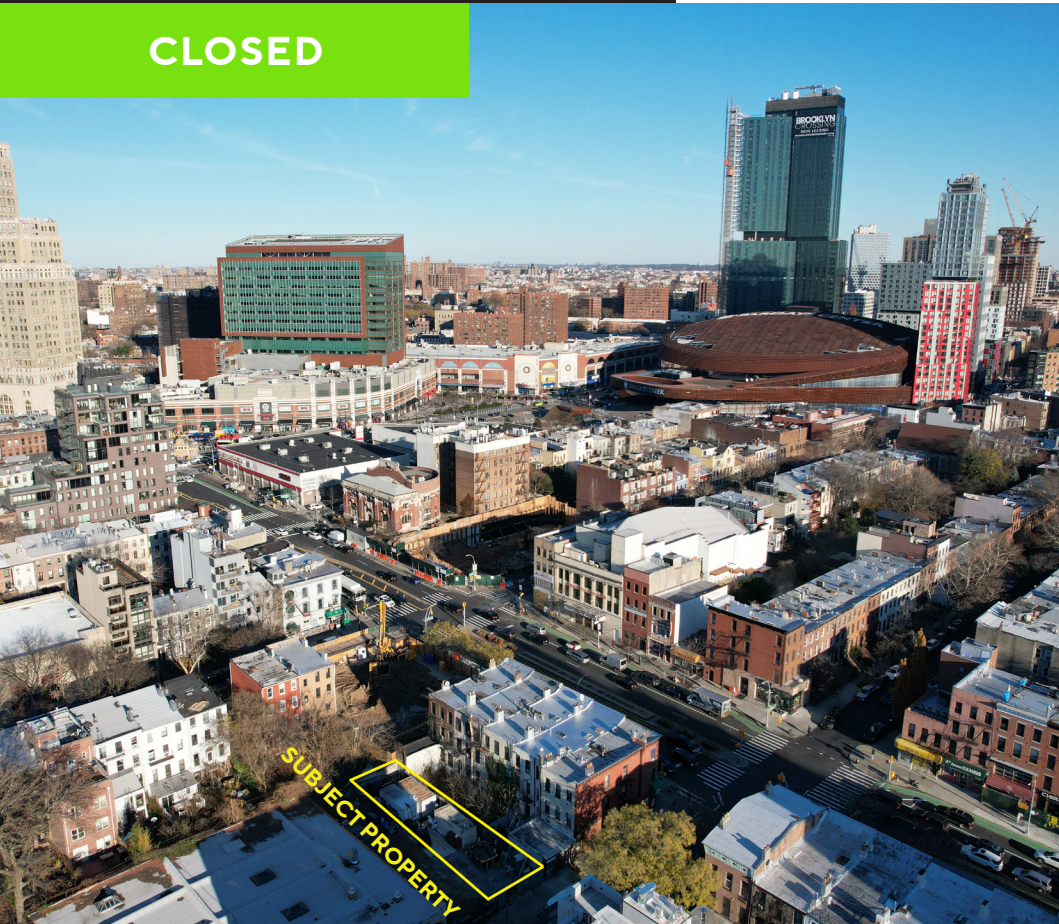


IPRG

345 BERGEN STREET BROOKLYN, NY 11217

CLOSED



SALE PRICE

\$3,640,000

PROPERTY DESCRIPTION

BLOCK & LOT:	00198-0046
NEIGHBORHOOD:	Boerum Hill
CROSS STREETS:	3rd & 4th Ave
LOT DIMENSIONS:	25 ft x 100 ft
ZONING:	R8A, C2-4, EC-1
FAR:	6.02
TAX CLASS:	4

SALE METRICS

25 ft x 100 ft

Lot Dimensions

R8A, C2-4, EC-1

Zoning

12,750

Usable Buildable SF

6.02

FAR

\$285

Price/BSF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

ADAM
LOBEL
718.360.8815

TOBY
WARING
718.360.8837

DANIEL
SHAWAH
718.360.5335

PROPOSED BUILDING LAYOUT

C4-4D AREA 2500 SF
 C4-4D FAR 8.5
 MAX ZA AREA 21,250 SF

 LOT AREA 2500 SF
 MAX LOT COVERAG 1750 SF

FLOOR	GROSS AREA	ZONING AREA	SELLABLE AREA
ROOF	500	-	150
6	1,750	1,663	1,450
5	1,750	1,663	1,450
4	1,750	1,663	1,450
3	1,750	1,663	1,450
2	1,750	1,663	1,450
1	1,750	1,450	1,300
CEL	1,750	-	1,300
Total	12,750	9,763	10,000