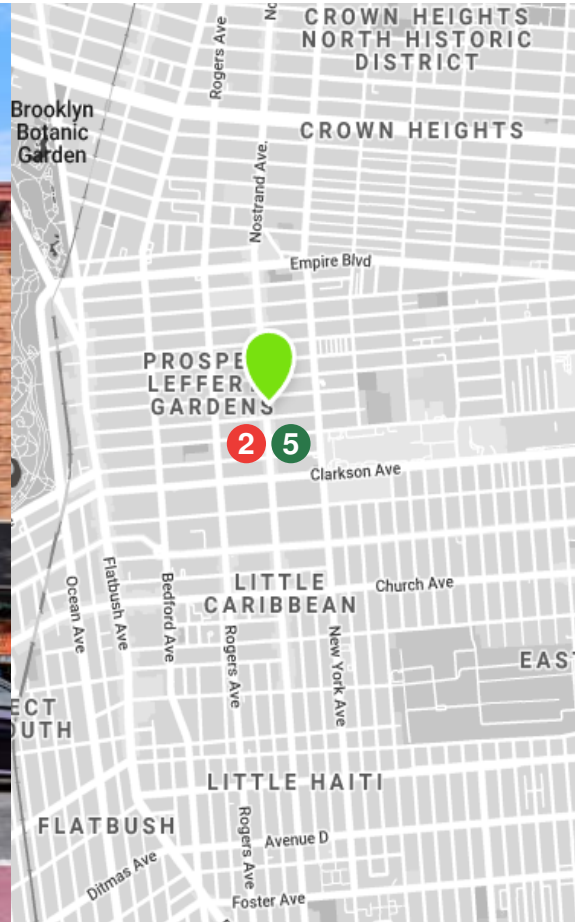


IPRG

1193 NOSTRAND AVENUE BROOKLYN, NY 11225

CLOSED



SALE PRICE

\$1,300,000

PROPERTY DESCRIPTION

BLOCK & LOT:	04814-0005
NEIGHBORHOOD:	Prospect-Lefferts-Gardens
CROSS STREETS:	Hawthorne & Fenimore St
BUILDING DIMENSIONS:	20 ft x 55 ft
LOT DIMENSIONS:	20 ft x 100 ft
ZONING:	R6, C2-3
FAR:	3.0
TAX CLASS:	1

SALE METRICS

2 Apts & 1 Store
of Units

3,300
Approx SF

2,700
Additional Air Rights

3.0
FAR

\$433,333
Price/Unit

\$394
Price/SF

\$5,521
Annual Taxes

DELIVERED VACANT

DEREK
BESTREICH
718.360.8802

STEVE
REYNOLDS
718.360.8807

TOM
REYNOLDS
718.360.8817

BRIAN
DAVILA
718.360.8849