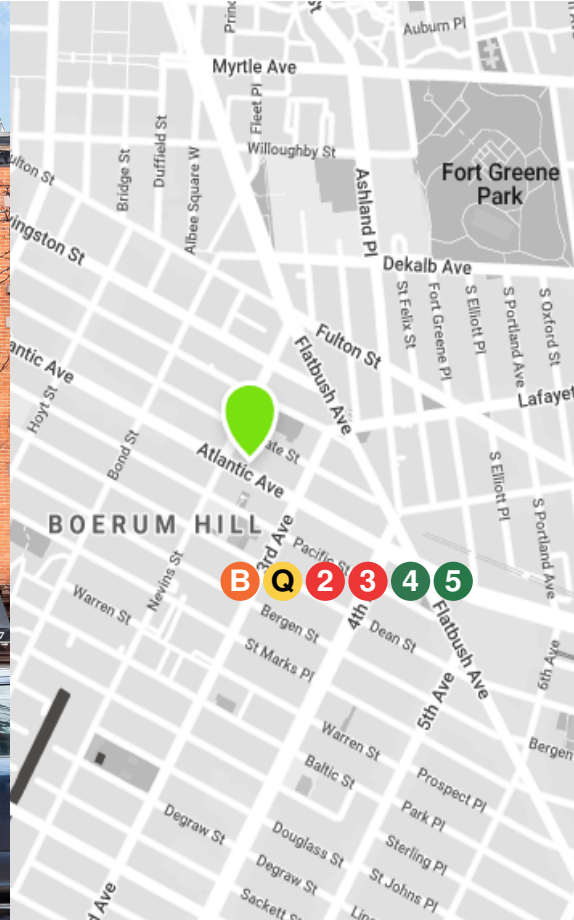


IPRG

479 ATLANTIC AVENUE BROOKLYN, NY 11217

CLOSED



SALE PRICE

\$2,475,000

PROPERTY DESCRIPTION

BLOCK & LOT:	00179-0051
NEIGHBORHOOD:	Boerum Hill
CROSS STREETS:	Nevins St & 3rd Ave
PROPERTY DIMENSIONS:	20 ft x 37 ft
LOT DIMENSIONS:	20 ft x 90 ft
ZONING:	R7A, C2-4. DB
FAR:	4.0
TAX CLASS:	2A

SALE METRICS

3 Apts & 1 Store
of Units

3,200
Approx. SF

4.76%
Pro Forma Cap Rate

14.95x
Pro Forma GRM

\$618,750
Price/Unit

\$773
Price/SF

***Store Delivered Vacant**

***3,996 SF of Unused Air Rights**

***Excellent retail & residential location in Boerum Hill within walking distance to Atlantic Terminal/Barclays Center and the dynamic expansion ongoing in Downtown Brooklyn.**

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

ADAM
LOBEL
718.360.8815

TOBY
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