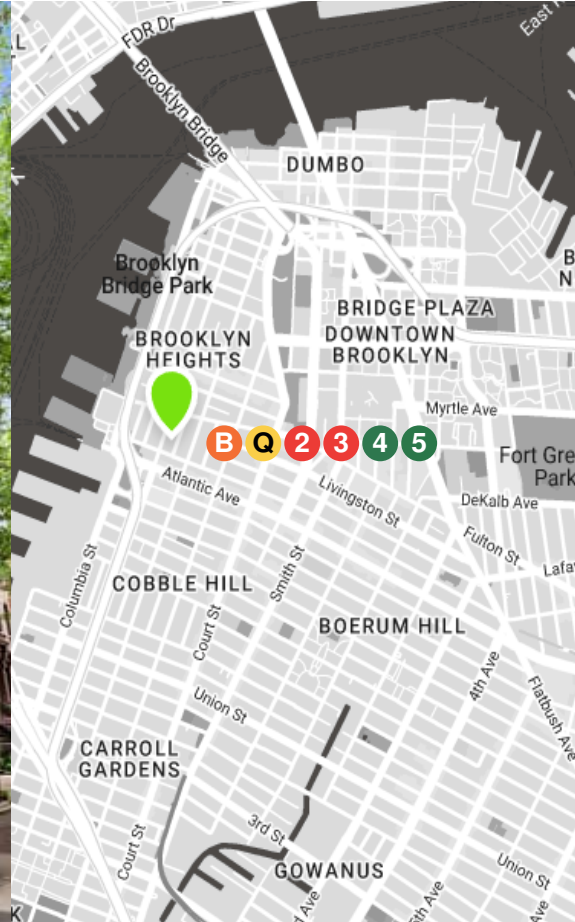


IPRG

40 GARDEN PLACE BROOKLYN, NY 11201

CLOSED



SALE PRICE

\$4,200,000

PROPERTY DESCRIPTION

BLOCK & LOT:	00261-0046
NEIGHBORHOOD:	Brooklyn Heights
CROSS STREETS:	State St & Joralemon St
PROPERTY DIMENSIONS:	19.17 ft x 62 ft
LOT DIMENSIONS:	19.17 ft x 95 ft
ZONING:	3 Apts
FAR:	4,792
TAX CLASS:	R6, LH-1

SALE METRICS

3 Apartments
of Units

4,792
Approx. SF

\$1,400,000
Price/Unit

\$876
Price/SF

Class 1
Tax Class

\$26,822
Annual Tax Bill

***Condo or Townhouse Conversion Opportunity in Brooklyn Heights**

***The 3-Unit Brownstone to be Delivered Vacant**

DEREK
BESTREICH
718.360.8802

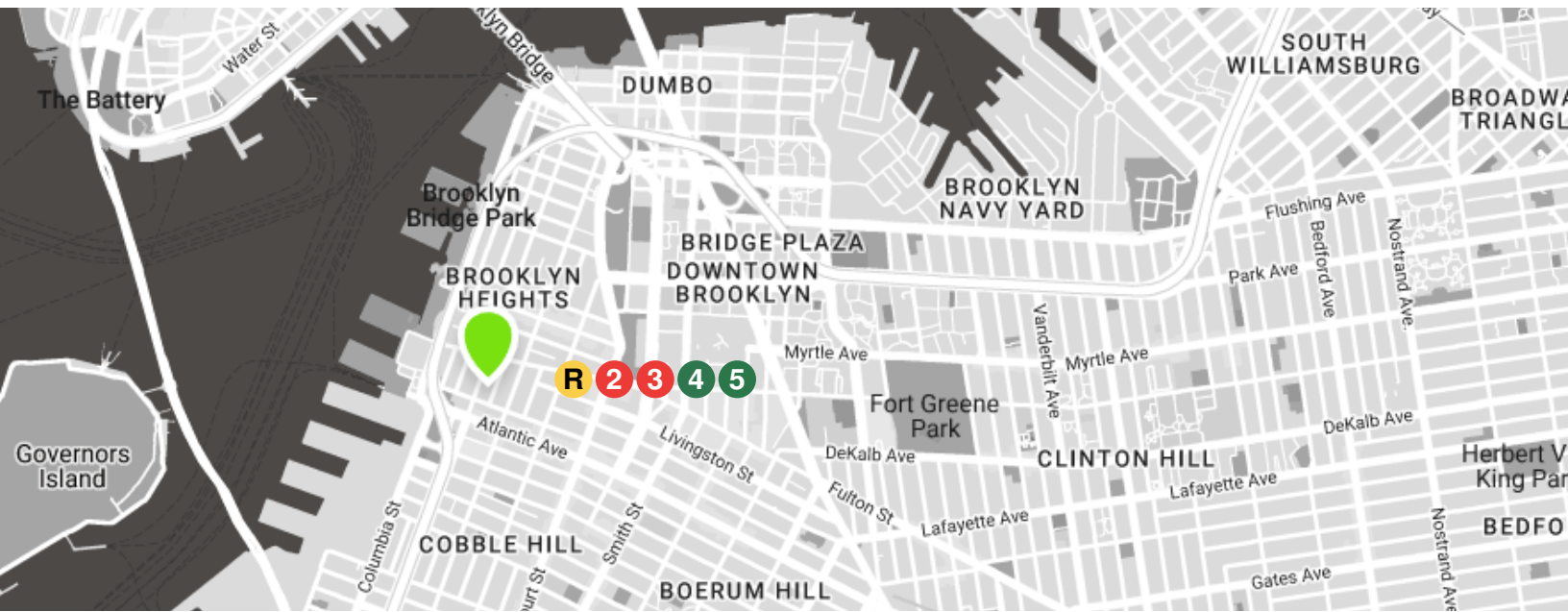
LUKE
SPROVIERO
718.360.8803

ADAM
LOBEL
718.360.8815

TOBY
WARING
718.360.8837

NICK
UFKES
718.360.5934

40 GARDEN PLACE, BROOKLYN, NY 11201



PROPERTY DESCRIPTION

Investment Property Realty Group (IPRG) is pleased to present **40 Garden Place**, a 19.17' wide, 4,792 square foot, 5-story brownstone located between State and Joralemon Street in Brooklyn Heights.

The property sits on a 95 foot lot, zoned R6, with annual taxes at \$26,822. This property is in the historical landmarks section of Brooklyn Heights and presents a unique condo or single-family conversion in the most sought-after neighborhoods in Brooklyn. The 3-unit building will be delivered vacant.

BLOCK & LOT:	00261-0046
NEIGHBORHOOD:	Brooklyn Heights
BUILDING DIMENSIONS:	19.17 ft x 62 ft
LOT DIMENSIONS:	19.17 ft x 95 ft
# OF UNITS:	3 Apts
APPROX. TOTAL SF:	4,792
ZONING:	R6, LH-1
FAR:	2.43
TAX CLASS:	1

PROPERTY INFORMATION

Basement and Parlor:

- Dimensions: 19.17 ft x 62 ft
- Currently configured as a 1 bedroom duplex with a private backyard

3rd Floor:

- Dimensions: 19.17 ft x 42 ft
- The 3rd floor is currently configured as a 1 bedroom, 1 bath, with a terrace

4th and 5th Floor:

- Dimensions: 19.17 ft x 42 ft
- Currently configured as a 2 bedroom duplex

