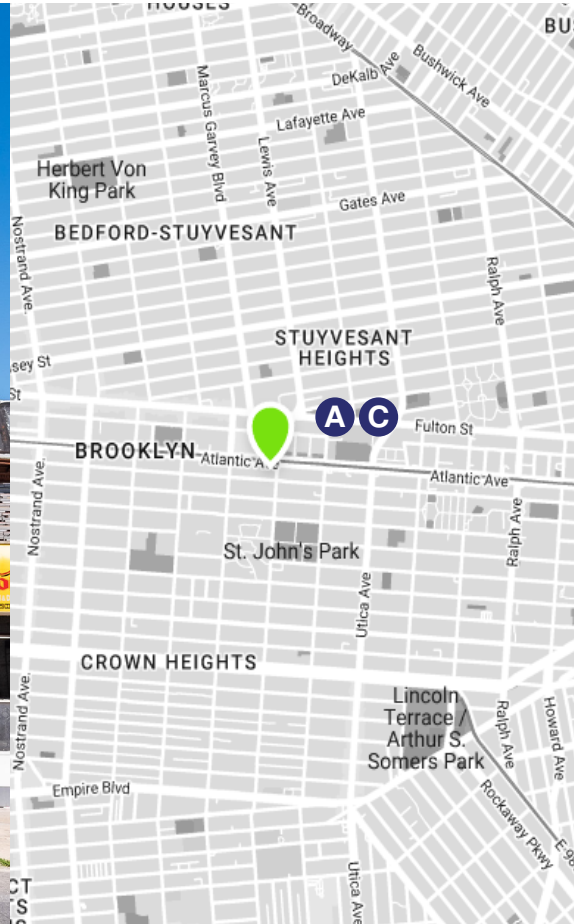


IPRG

68 TROY AVENUE
BROOKLYN, NY 11213

CLOSED



SALE PRICE

\$3,638,000

PROPERTY DESCRIPTION

BLOCK & LOT:	01334-0036
NEIGHBORHOOD:	Crown Heights
CROSS STREETS:	Pacific St & Atlantic Ave
PROPERTY DIMENSIONS:	25 ft x 35 ft
LOT DIMENSIONS:	25 ft x 90 ft
ZONING:	R6, M1-1
FAR:	2.43
TAX CLASS:	2A

SALE METRICS

6 Apartments	3,750
# of Units	Approx SF
\$606,333	\$970
Price/Unit	Price/SF

4.05% CAP RATE
FREE-MARKET SUB-REHAB

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