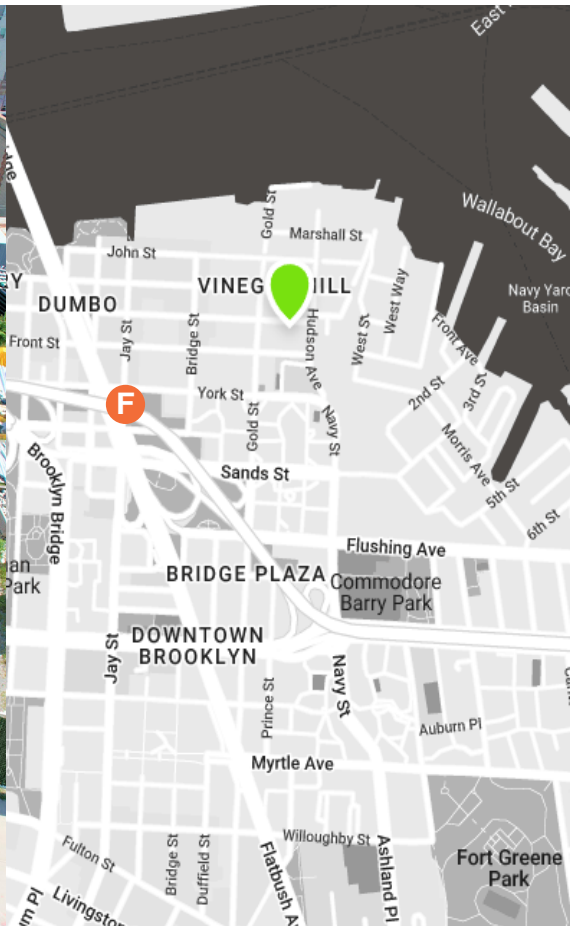
IPRG

304 WATER STREET
BROOKLYN, NY 11201

CLOSED





SALE PRICE

$1,850,000

PROPERTY DESCRIPTION

BLOCK & LOT:	00043-0020
NEIGHBORHOOD:	Vinegar Hill
CROSS STREETS:	Hudson Ave & Gold St
PROPERTY DIMENSIONS:	18.75 ft x 100 ft
LOT DIMENSIONS:	18.75 ft x 100 ft
ZONING:	R6B
FAR:	2.0
TAX CLASS:	4

SALE METRICS

2 Commercial Units # of Units	3,700 Approx. SF
0.79% Current Cap Rate	34.26x Current GRM
8.11% Pro Forma Cap Rate	9.34x Pro Forma GRM
$616,667 Price/Unit	$500 Price/SF

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**