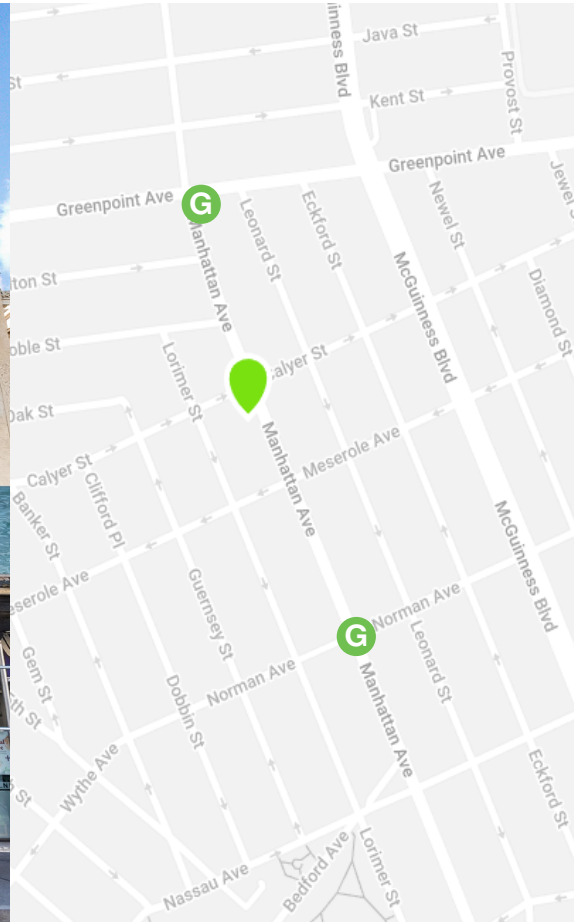


IPRG

799 MANHATTAN AVENUE BROOKLYN, NY 11222

CLOSED



SALE PRICE

\$3,700,000

PROPERTY DESCRIPTION

BLOCK & LOT:	02596-0022
NEIGHBORHOOD:	Greenpoint
CROSS STREETS:	Calyer St & Meserole Ave
PROPERTY DIMENSIONS:	Ground Floor: 25 ft x 85 ft Floors 2-4: 25 ft x 56.6 ft
LOT DIMENSIONS:	25 ft x 100 ft
ZONING:	C4-3A
FAR:	3.0

SALE METRICS

6 Apts & 1 Store
of Units

6,370
Approx. SF

7,500
Approx. Buildable SF

1,130
Approx. Additional Air Rights

25 ft x 85 ft
Ground Floor Dimensions

25 ft x 56.6 ft
Floors 2-4 Dimensions

\$493
Price/Buildable SF

\$580
Price/SF

DELIVERED VACANT

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

DONAL
FLAHERTY
718.360.8823

COREY
HAYNES
718.360.1942

THOMAS
VENTURA
718.360.2767