

498 HUMBOLDT STREET, BROOKLYN, NY 11211

EXCLUSIVE OFFERING MEMORANDUM



IPRG



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INVESTMENT PRICING





OFFERING PRICE
\$2,200,000

INVESTMENT HIGHLIGHTS

1 Apt & 1 Garage
of Units

22 ft x 102 ft
Lot Dimensions

4,488
Approx. Buildable SF

R6B
Zoning

DELIVERED VACANT

3,400
Approx. Building SF

2,244
Approx. Lot SF

\$490
Price/BSF

2.0
FAR

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 498 Humboldt Street. The subject property is located between Herbert Street and Richardson Street in Williamsburg, Brooklyn.

The property offers 1 apartment and 1 garage. The building is built 22 ft x 102 ft, offering approximately 3,400 square feet. The property contains a 22 ft by 102 ft brick garage structure with a curb cut. 498 Humboldt Street sits on a 22 ft x 102 ft (2,244 sf) lot.

498 Humboldt Street will be delivered vacant.

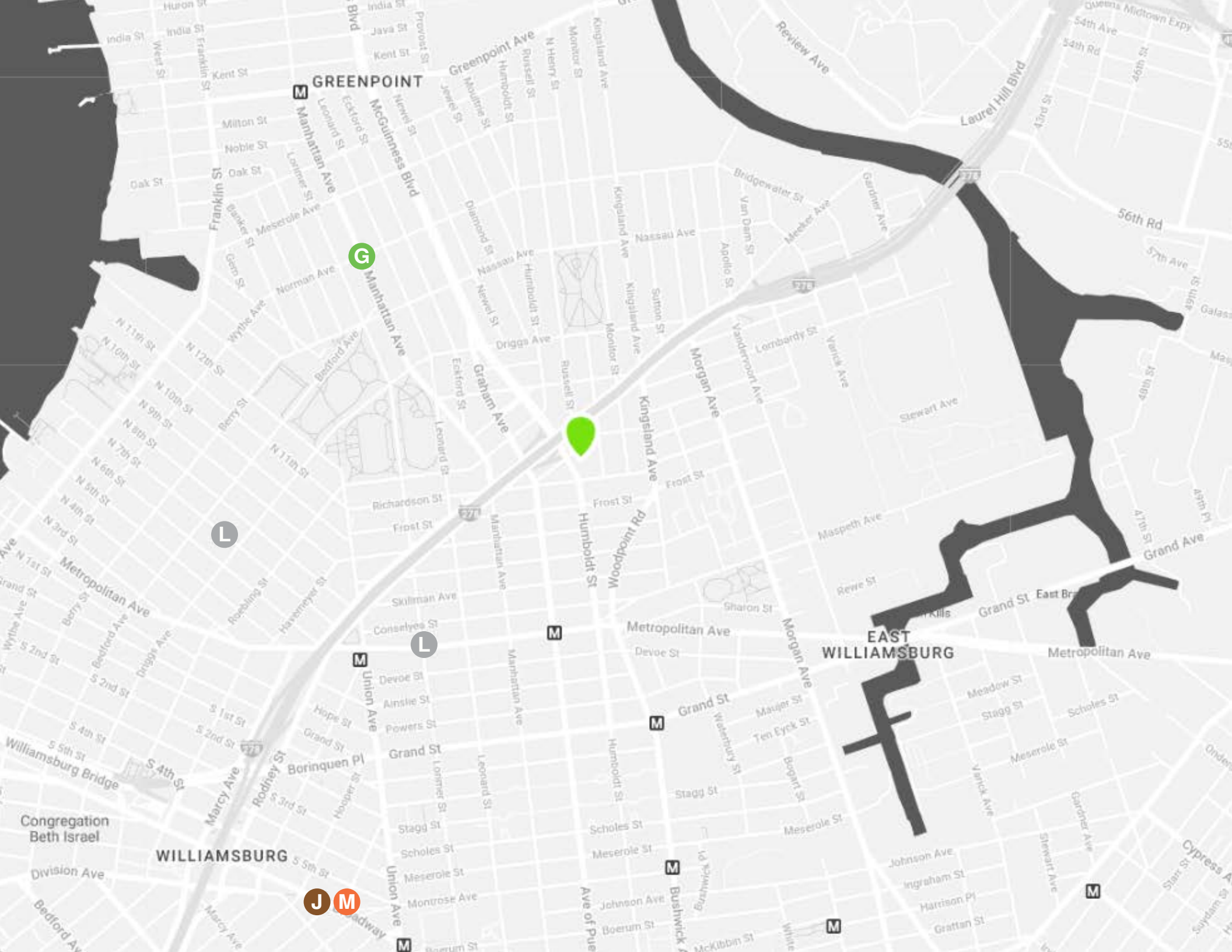
The property is located within walking distance to the J, M, G & L subway line.

BUILDING INFORMATION

BLOCK & LOT:	02831-0030
NEIGHBORHOOD:	Williamsburg
CROSS STREETS:	Herbert & Richardson St
BUILDING DIMENSIONS:	22 ft x 102 ft
LOT DIMENSIONS:	22 ft x 102 ft
# OF UNITS:	1 Apt & 1 Garage
APPROX. TOTAL SF:	3,400
APPROX. TOTAL BUILDABLE SF:	4,488
ZONING:	R6B
FAR:	2.0
TAX CLASS:	1
NOTES:	Delivered Vacant

TAX MAP





GREENPOINT



WILLIAMSBURG

EAST WILLIAMSBURG



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