

An aerial, black and white photograph of a city street corner in Brooklyn, NY. The central focus is a two-story white building with a flat roof and several windows. To its right is a taller, older brick building. The street is lined with parked cars, and a white ambulance is visible in the lower right. A large white text overlay is centered over the white building.

**742 LIBERTY AVENUE, BROOKLYN, NY 11208**

**EXCLUSIVE OFFERING MEMORANDUM**

**IPRG**



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FOR MORE INFORMATION,  
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2 [www.iprg.com](http://www.iprg.com)

# IPRG

## INVESTMENT PRICING





**OFFERING PRICE**  
**\$1,995,000**

**DELIVERED VACANT**

## INVESTMENT HIGHLIGHTS

### AS MIXED-USE

2 Apts & 1 Comm.  
 # of Units

\$281  
 Price/SF

7,109  
 Approx. SF

### AS DEVELOPMENT

75.3 x 100 ft  
 Lot Dimensions

27,036  
 Residential Buildable SF

R6A, C2-4 - MIH District  
 Zoning

\$74  
 \$/Buildable SF

# IPRG

## PROPERTY INFORMATION



## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 742 Liberty Avenue. The subject property is located on the corner of Liberty Ave & Essex St in East New York.

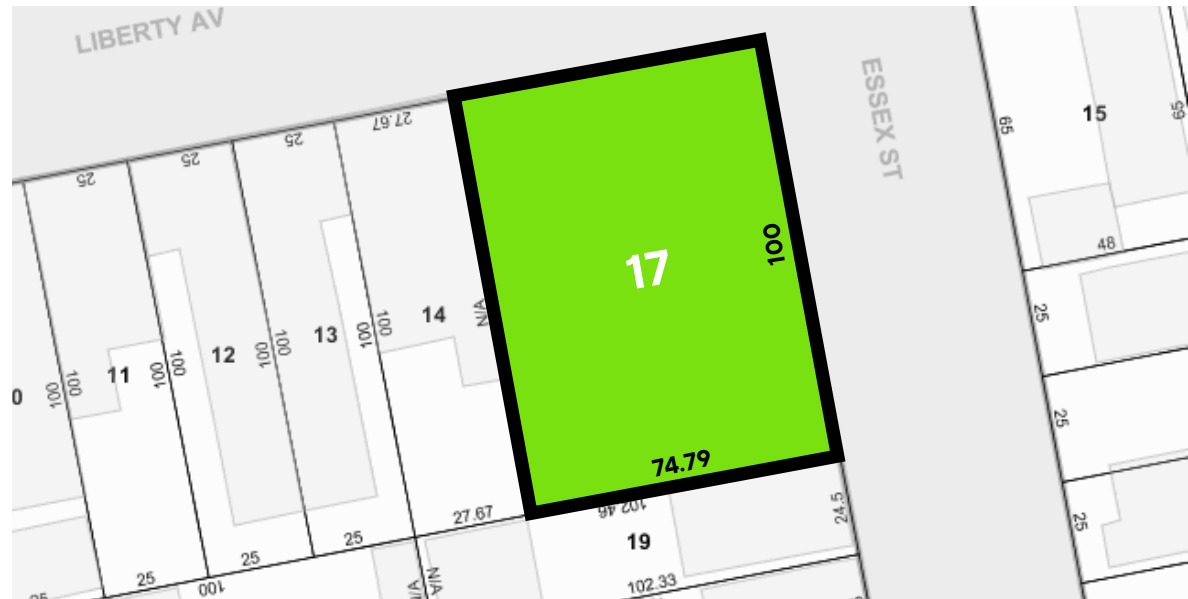
The property sits on an approx. 7,510 SF Lot allowing for 27,036 Residential buildable SF. There is an existing 7,109 SF structure offering 2 residential units over 1 commercial which will be delivered vacant. The site is located within a MIH district.

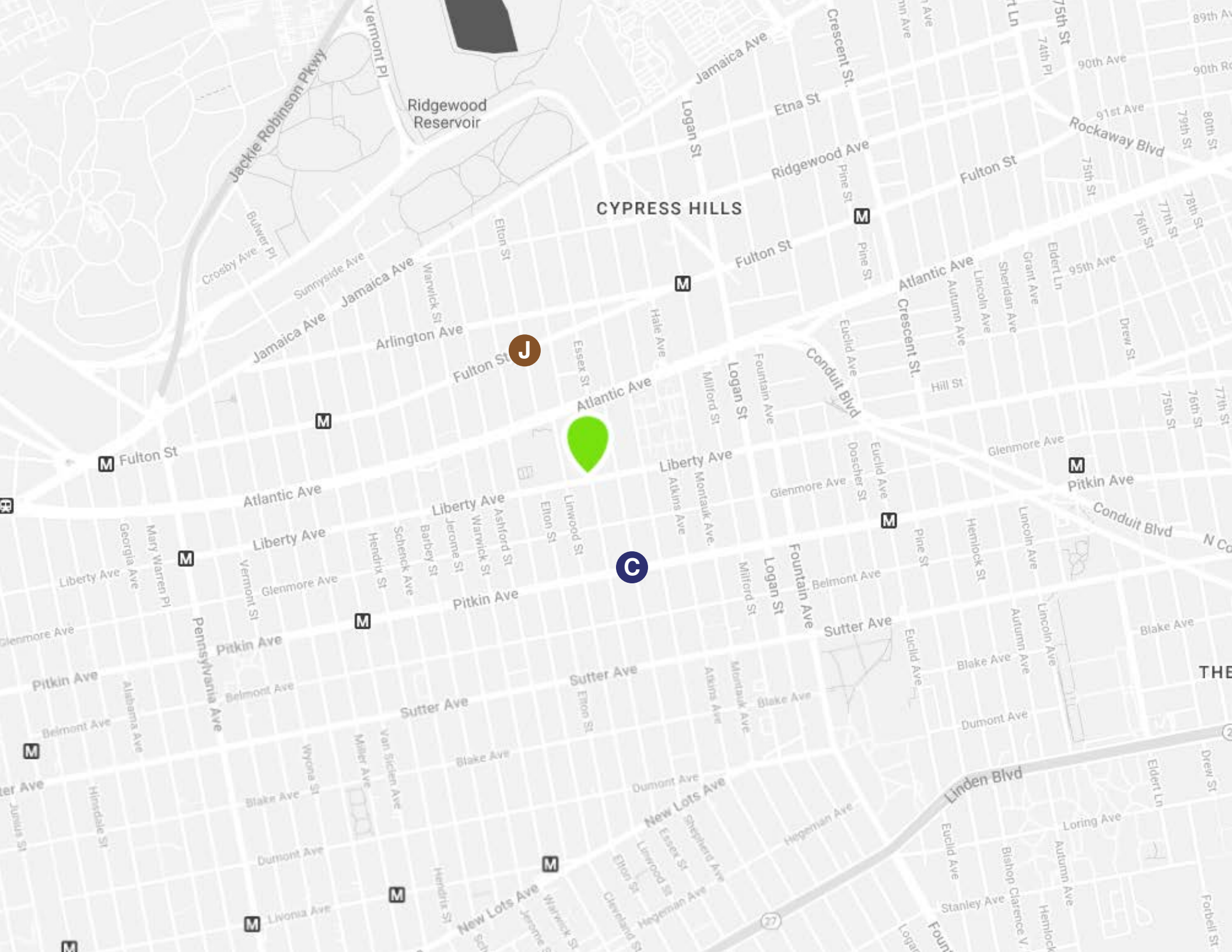
The property is located 2 blocks from the Shepherd Ave "C" train subway station and Cleveland St "J" train subway station.

## BUILDING INFORMATION

<b>BLOCK &amp; LOT:</b>	03987-0017
<b>NEIGHBORHOOD:</b>	East New York
<b>CROSS STREETS:</b>	Corner of Essex St & Liberty Ave
<b>BUILDING DIMENSIONS:</b>	52 ft x 100 ft
<b>LOT DIMENSIONS:</b>	75.3 ft x 100 ft
<b># OF UNITS:</b>	2 Apts & 1 Store
<b>APPROX. TOTAL SF:</b>	7,109
<b>APPROX. TOTAL BUILDABLE SF:</b>	27,036 / 22,530
<b>ZONING:</b>	R6A, C2-4 - MIH District
<b>FAR:</b>	3.6 / 3.0 (Resi. / CF) - MIH District
<b>TAX CLASS:</b>	4
<b>NOTES:</b>	Assumes Delivered Vacant

## TAX MAP



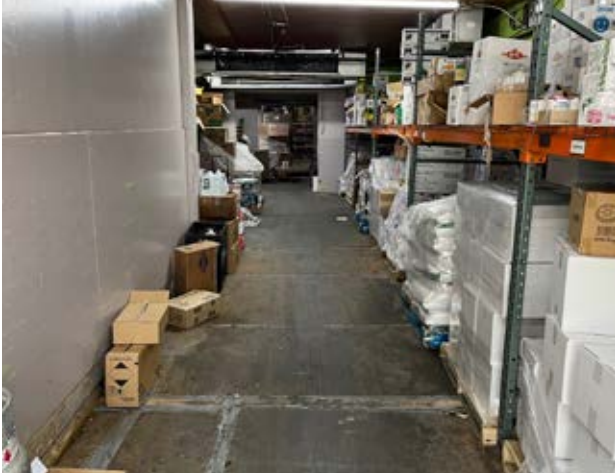
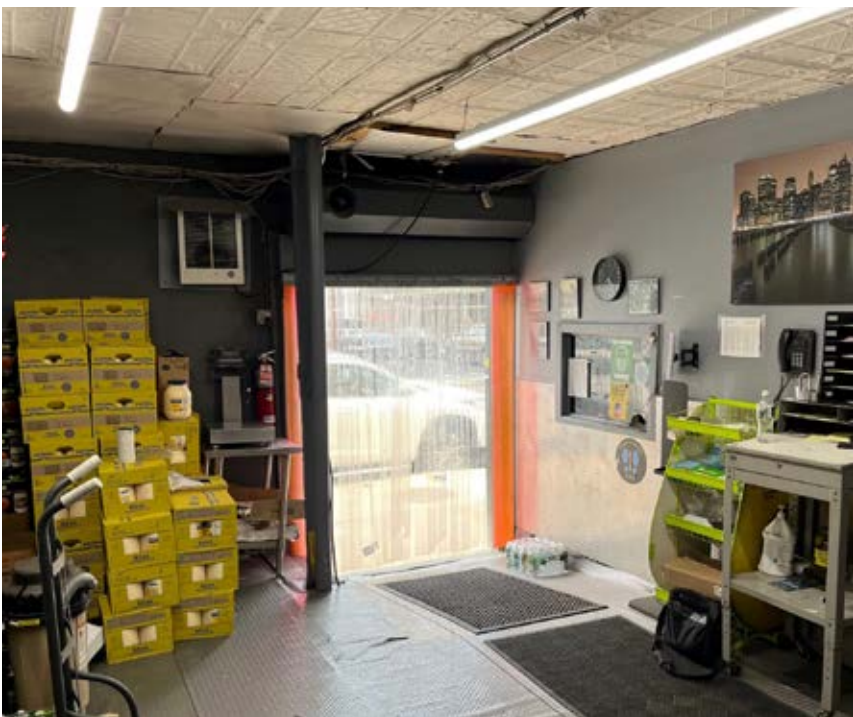


CYPRESS HILLS

J

C

PROPERTY PHOTOS



# PROPERTY SURVEY



An aerial photograph of a city, likely New York City, showing a complex highway interchange with multiple lanes and overpasses. Several large, multi-story buildings are visible, including a prominent one with a rounded top on the left. The surrounding area is densely packed with urban structures and greenery.

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