

An aerial photograph of a row of townhouses in Brooklyn, NY. The central focus is 82 Stockholm Street, a three-story building with a prominent bay window and a decorative cornice. To the left is a smaller, two-story building, and to the right is a larger, multi-story building. A narrow alleyway runs between the buildings, with a white fence and a gate in the foreground. A large tree is on the right side of the image, and a car is parked in the foreground. The sky is cloudy.

82 STOCKHOLM STREET, BROOKLYN, NY 11221

EXCLUSIVE OFFERING MEMORANDUM

IPRG



TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

| | | | | | |
|------------------------|-----------------------|---------------------|---------------------|-----------------------|-------------------------|
| Derek Bestreich | Steve Reynolds | Tom Reynolds | Brian Davila | Michael Murphy | Noah Middlekauff |
| President | Founding Partner | Managing Partner | Partner | Senior Associate | Associate |
| 718.360.8802 | 718.360.8807 | 718.360.8817 | 718.360.8849 | 718.360.1486 | 718.360.8557 |
| derek@iprg.com | steve@iprg.com | tom@iprg.com | bdavila@iprg.com | mmurphy@iprg.com | nmiddlekauff@iprg.com |

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

2 www.iprg.com

IPRG

INVESTMENT PRICING





OFFERING PRICE
\$1,800,000

DELIVERED VACANT

INVESTMENT HIGHLIGHTS

2 Apartments
of Units

3,300
Approx. Above-Grade SF

6,380
Approx. Buildable SF

R6
Zoning

\$545
Price/Above-Grade SF

\$282
Price/Buildable SF

IPRG

PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 82 Stockholm Street. The subject property is located between Central Ave & Evergreen Ave in Bushwick, Brooklyn.

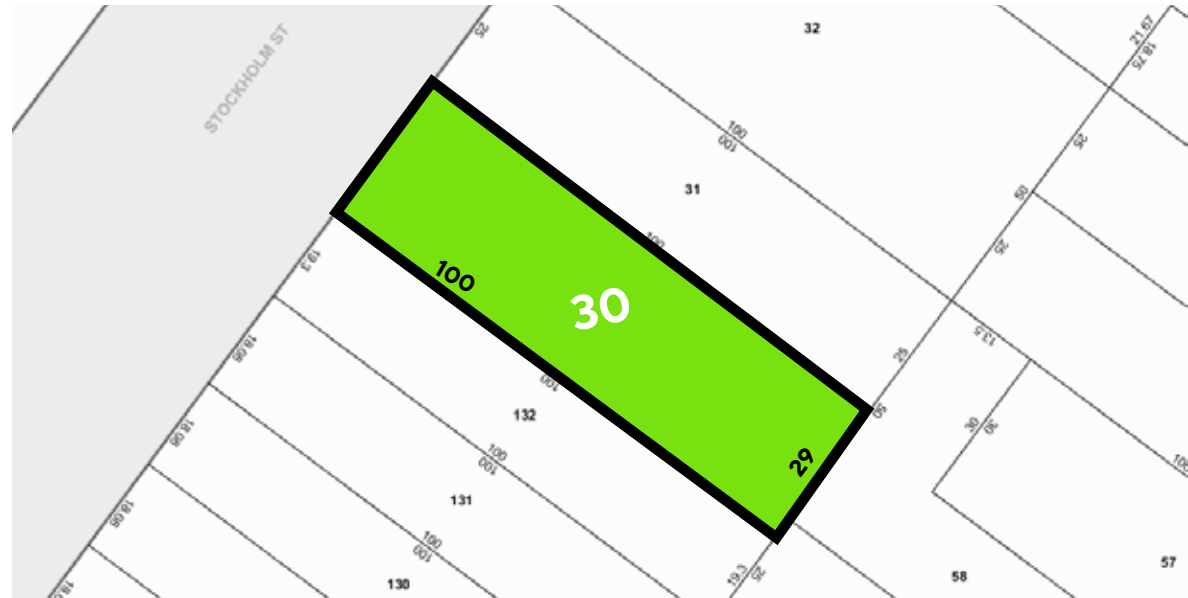
The building offers a vacant three-story brick structure on a 29' x 100' ft lot. The property is a legal 2-family located in the heart of Bushwick just 1 block to the Central Ave "M" train stop and a short walk to the "J" & "L" trains.

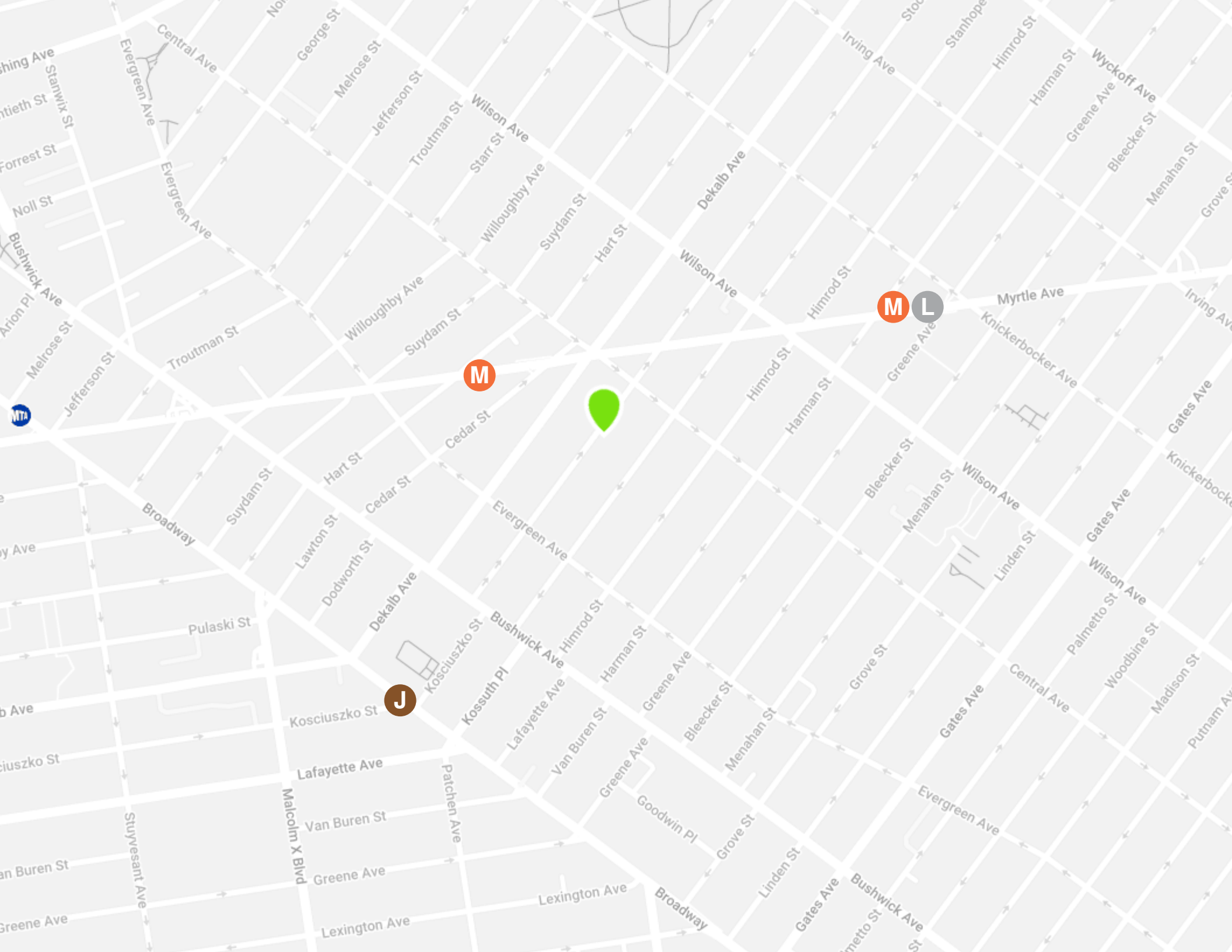
The site is zoned R6 allowing for 6,380 Buildable SF. The existing structure is approx. 3,300 SF and the property has a private driveway with a rear 2-car garage.

BUILDING INFORMATION

| | |
|-----------------------------|---|
| BLOCK & LOT: | 03254-0030 |
| NEIGHBORHOOD: | Bushwick |
| CROSS STREETS: | Central Ave & Evergreen Ave |
| BUILDING DIMENSIONS: | 20 ft x 55 ft |
| LOT DIMENSIONS: | 29 ft x 100 ft |
| # OF UNITS: | 2 Apts |
| APPROX. TOTAL SF: | 3,300 |
| ZONING: | R6 |
| FAR: | 2.2 |
| TAX CLASS: | 1 |
| NOTES: | Vacant Brick 2-Family, 6,380 Buildable SF |

TAX MAP





An aerial, black and white photograph of a city, likely New York City, showing a complex highway interchange with multiple lanes and overpasses. Several tall buildings are visible, including a prominent one on the right side of the frame. The image is used as a background for the entire page.

IPRG

82 STOCKHOLM STREET
BROOKLYN, NY 11221

**DEREK
BESTREICH**
718.360.8802
derek@iprg.com

**BRIAN
DAVILA**
718.360.8849
bdavila@iprg.com

**STEVE
REYNOLDS**
718.360.8807
steve@iprg.com

**MICHAEL
MURPHY**
718.360.1486
mmurphy@iprg.com

**TOM
REYNOLDS**
718.360.8817
tom@iprg.com

**NOAH
MIDDLEKAUFF**
718.360.8557
nmiddlekauff@iprg.com