



1259 SAINT MARKS AVENUE, BROOKLYN, NY 11213

EXCLUSIVE OFFERING MEMORANDUM

IPRG



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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

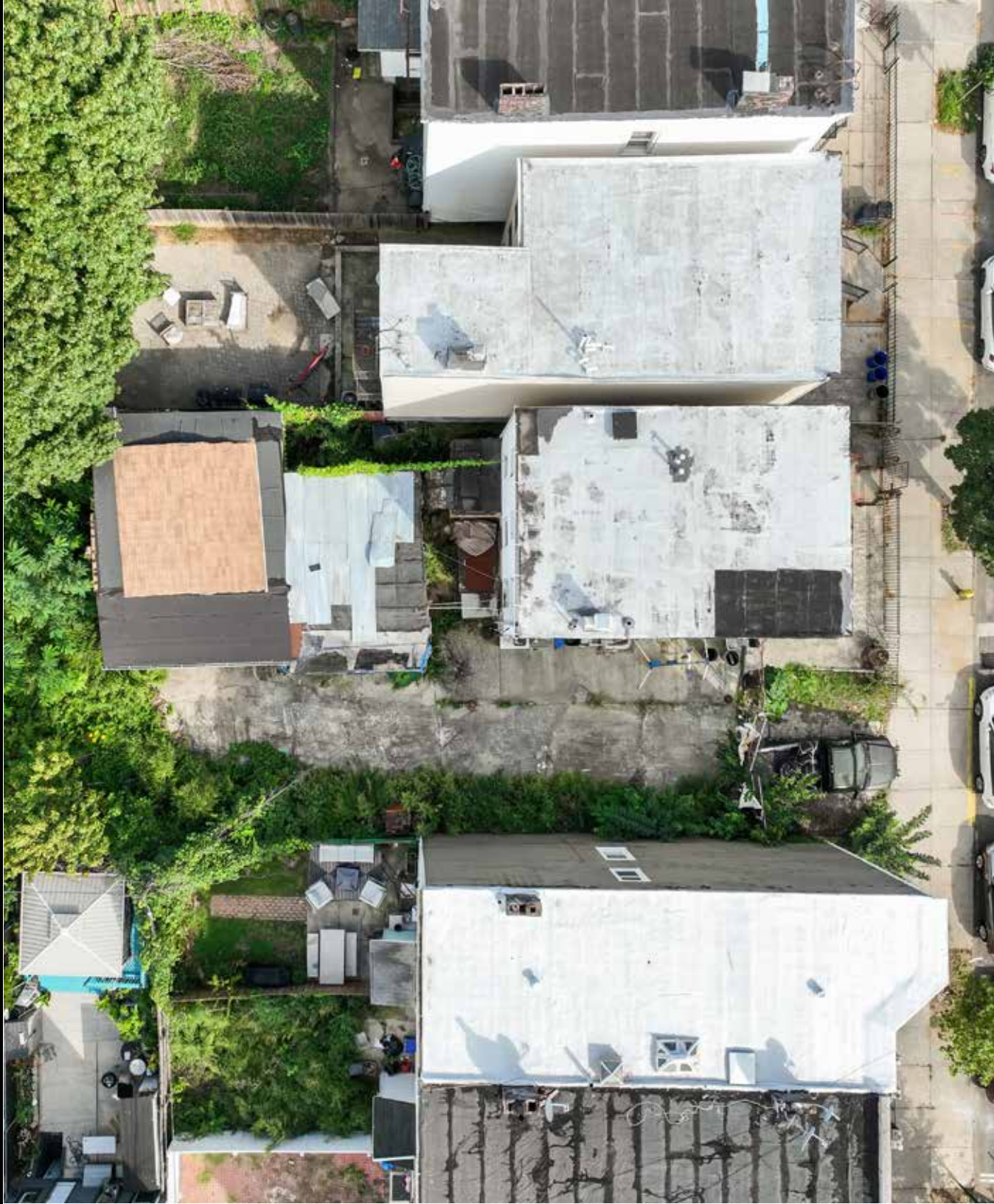
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INVESTMENT PRICING





OFFERING PRICE

\$2,300,000

DELIVERED VACANT

INVESTMENT HIGHLIGHTS

2 Apartments
of Units

14,485
Approx. Buildable SF

\$158
Price/Buildable SF

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 1259 St Marks Avenue. The subject property is located between Rochester Ave & Buffalo Ave in Crown Heights, Brooklyn.

The lot dimensions are approx. 50' x 127.75' (Irregular - 6,584 SF). The R6 zoning allows for 14,485 buildable SF of residential development based on the 2.2 FAR.

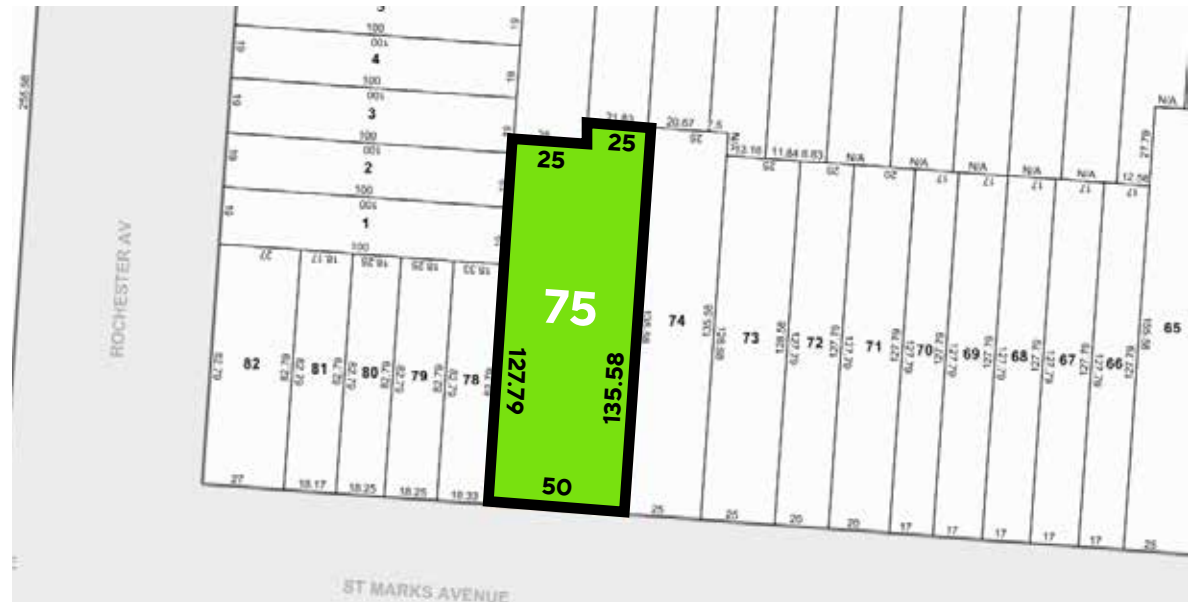
There is an existing free-market, 2-unit structure on the lot built approx. 25' x 32'. The building offers 2.5 stories above grade with a first floor duplex. The property will be delivered completely vacant.

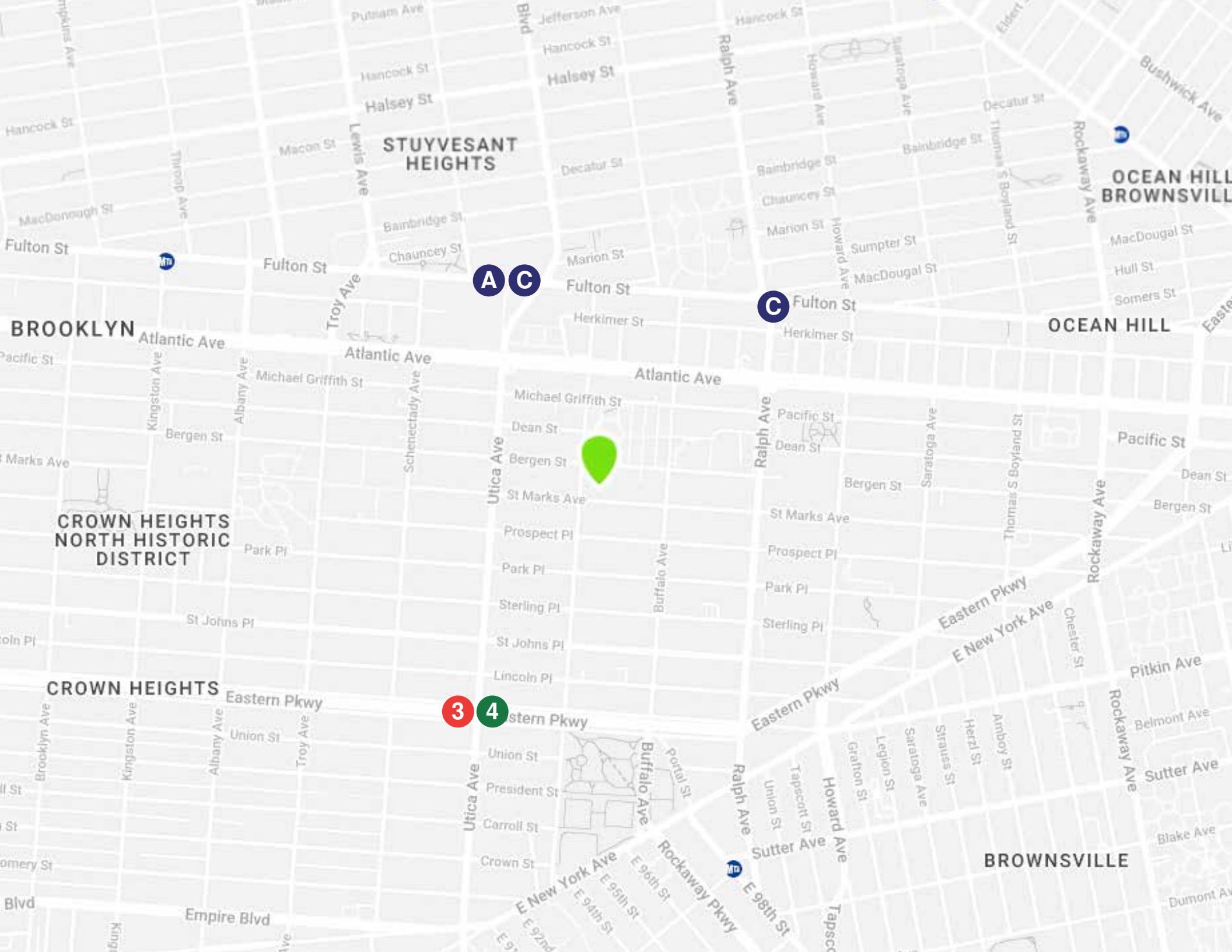
The 50' of frontage is ideal for ground-up development. Additionally, the site offers creative value-add potential through renovation of the existing building and potential to split the tax lots and transfer additional air rights.

BUILDING INFORMATION

BLOCK & LOT:	01356-0075
NEIGHBORHOOD:	Crown Heights
CROSS STREETS:	Rochester & Buffalo Ave
BUILDING DIMENSIONS:	25 ft x 32 ft
LOT DIMENSIONS:	50 ft x 127.75 ft
# OF UNITS:	2 Apartments
TOTAL BUILDABLE SF:	14,485
ZONING:	R6
FAR:	2.2
TAX CLASS:	1
NOTES:	Delivered Vacant

TAX MAP





INTERIOR PHOTOS







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