



**18 1ST PLACE, BROOKLYN, NY 11231**

**EXCLUSIVE OFFERING MEMORANDUM**

**IPRG**



## TABLE OF CONTENTS

**01 INVESTMENT PRICING**

**02 PROPERTY INFORMATION**

FOR MORE INFORMATION,  
PLEASE CONTACT EXCLUSIVE AGENTS

**Derek Bestreich**

President

718.360.8801

derek@iprg.com

**Luke Sproviero**

Founding Partner

718.360.8803

luke@iprg.com

**Adam Lobel**

Founding Partner

718.360.8815

adam@iprg.com

**Toby Waring**

Partner

718.360.8837

twaring@iprg.com

**Andrew Cipolli**

Associate

718.360.8819

acipolli@iprg.com

**Samantha Katz**

Associate

718.360.4834

skatz@iprg.com

# IPRG

## INVESTMENT PRICING





**OFFERING PRICE**  
**\$5,200,000**

**INVESTMENT HIGHLIGHTS**

2 Apartments  
# of Units

1,459  
Approx. Additional Air Rights

710  
Partially Finished Cellar SF

29.17 ft x 100 ft  
Lot Dimensions

\$1,188  
Price/SF Above Grade

4,375  
Approx. Above-Grade SF

R6B  
Zoning

29.17 ft x 50 ft  
Building Dimensions

**VACANT 3-STORY TOWNHOUSE WITH AIR RIGHTS AND COVERED PARKING**

RENDERING

**IPRG**

**PROPERTY INFORMATION**



## INVESTMENT SUMMARY

Introducing 18 1st Place, which is 29.17-foot-wide, three-story townhouse with 2 indoor parking spaces in located on a lovely quiet tree-lined block between Henry Street and Clinton Street in Carroll Gardens.

This property is built 29.17 feet wide by 50 feet deep on 3 stories, totaling 4,375 square feet above grade and includes a 710 square foot partially finished cellar which provides easy access to the back yard via 5 stairs.

The property sits on a 100 foot lot zoned R6B with approximately 1,459 square feet of additional air rights for redevelopment.

The 30-foot-long front yard is a driveway and the 50-foot-long rear yard has plenty of space to plant and customize.

It currently features two full-width terraces and a 415 square foot indoor garage for two cars with 12-foot ceilings.

There are lovely original details throughout should the new owner choose to restore including original millwork and fixtures.

Being in the Tax Class 1 with approximately \$16,451/yr in taxes, this is the perfect opportunity to create your dream home, convert to condos, or renovate a well-maintained property for rental income.

The townhouse is currently configured as:

- Cellar Floor – Laundry Room and partially finished basement with backyard access. Ceiling height is 8 feet, 8 inches.
- First Floor Duplex – 1 bathroom, kitchen, living and dining room with backyard access and a private patio. Ceiling height is 9 feet, 7 inches.
- 2nd Floor Duplex - 4 bedrooms, 1 office and 2 bathrooms. Full-width terrace. Ceiling height is 9 feet.
- 3rd Floor – 2 bedrooms, kitchen, living room, and 2 bathrooms. Full-width terrace. Ceiling height is 8 feet.

Located on one of the most beautiful brownstone blocks in Carroll Gardens, this townhouse is a 6-minute walk to the Carroll Street subway stop, which services the F and G subway lines providing quick access to Manhattan and throughout Brooklyn.

Steps away is great shopping on Court Street and Smith Street, as well as beautiful outdoor spaces such Carroll Park and DiMattina Playground. The property is in the P.S. 58 and P.S. 29 school districts.

This townhouse is a true gem and the perfect opportunity to re-develop as your dream home or next investment property.

## BUILDING INFORMATION

<b>BLOCK &amp; LOT:</b>	00360-0013
<b>NEIGHBORHOOD:</b>	Carroll Gardens
<b>CROSS STREETS:</b>	Henry & Clinton St
<b>BUILDING DIMENSIONS:</b>	29.17 ft x 50 ft
<b>LOT DIMENSIONS:</b>	29.17 ft x 100 ft
<b># OF UNITS:</b>	2 Apartments
<b>APPROX. ABOVE GRADE SF:</b>	4,375
<b>ADDITIONAL AIR RIGHTS:</b>	1,459
<b>ZONING:</b>	R6B
<b>FAR:</b>	2.0
<b>TAX INFO:</b>	1 - \$16,451

## TAX MAP



## AIR RIGHTS UTILIZATION







**FRONT OF BUILDING AS-IS**



**BACKYARD AS-IS**



**FRONT OF BUILDING RENDERING**



**BACKYARD RENDERING**



**CELLAR AS-IS**



**LIVING ROOM AS-IS**



**CELLAR RENDERING**



**LIVING ROOM RENDERING**



**TERRACE AS-IS**



**LIVING ROOM AS-IS**

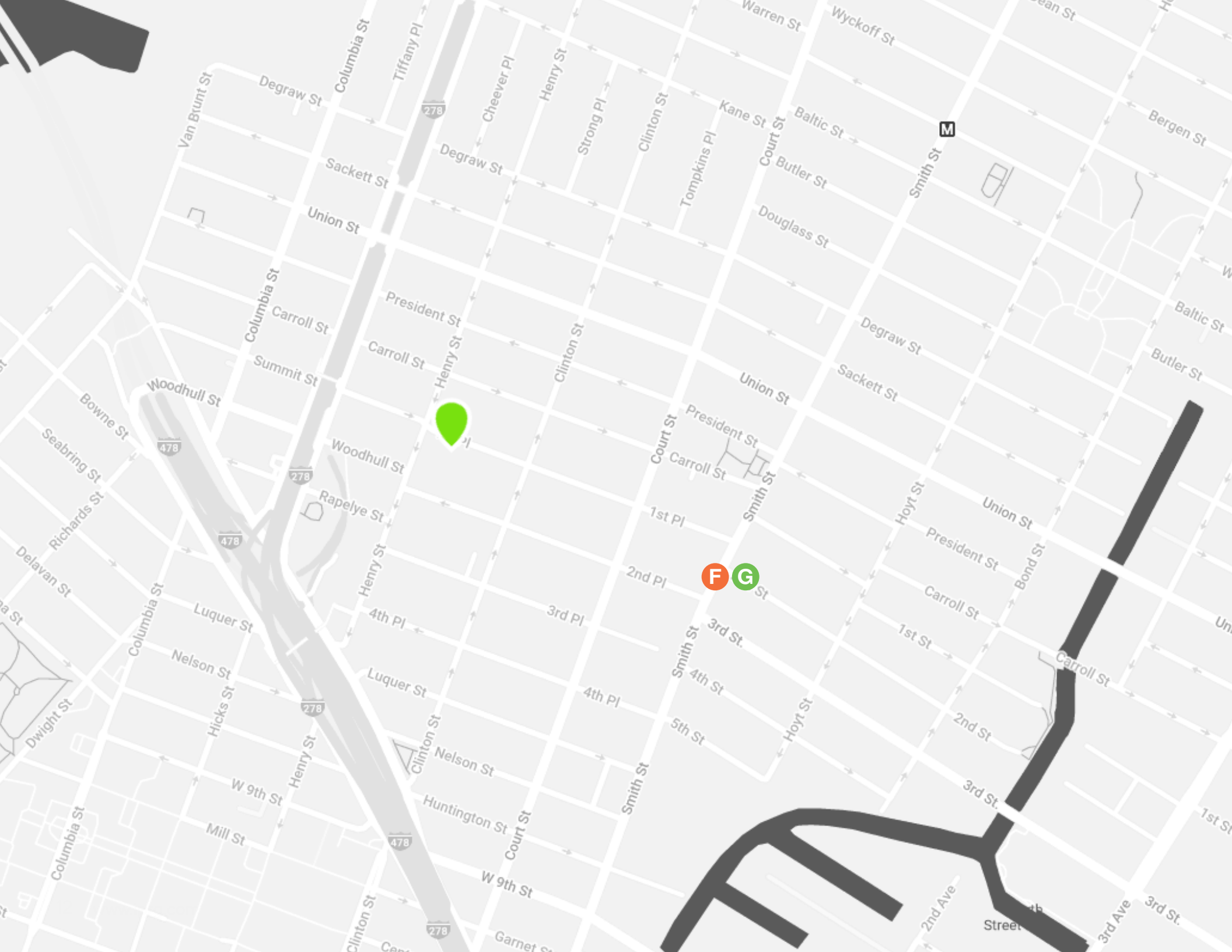


**TERRACE RENDERING**



**KITCHEN AS-IS**





The IPRG logo is displayed in a bold, white, sans-serif font on a black rectangular background. The letters are closely spaced and have a clean, modern appearance.

**IPRG**

**18 1ST PLACE  
BROOKLYN, NY 11231**

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

---

**TOBY  
WARING**  
718.360.8837  
twaring@iprg.com

**LUKE  
SPROVIERO**  
718.360.8803  
luke@iprg.com

---

**ANDREW  
CIPOLLI**  
718.360.8819  
acipolli@iprg.com

**ADAM  
LOBEL**  
718.360.8815  
adam@iprg.com

---

**SAMANTHA  
KATZ**  
718.360.4834  
skatz@iprg.com