

An aerial photograph of a city street in Brooklyn, New York. The central focus is a large, two-story brick building with a flat roof, identified as 555 Liberty Avenue. The building has a weathered appearance with some graffiti on its side. Surrounding the building are various other structures, including smaller commercial buildings and residential houses. The street is filled with cars, trucks, and a few trees. The overall scene depicts a dense urban environment.

555 LIBERTY AVENUE, BROOKLYN, NY 11207

EXCLUSIVE OFFERING MEMORANDUM

IPRG



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FOR MORE INFORMATION,
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INVESTMENT PRICING





OFFERING PRICE
\$3,350,000

DELIVERED VACANT

INVESTMENT HIGHLIGHTS

10,455
Approx. Above Grade SF

\$320
Price/Above Grade SF

15,683
Approx. Total SF with Basement

\$214
Price/Total SF with Basement

7' 3"
Basement Ceiling Height

11' 1"
1st Floor Ceiling Height

11' 4"
2nd Floor Ceiling Height

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 555 Liberty Avenue. The subject property is located on the corner of Liberty Ave & Schenck Ave in East New York, Brooklyn.

The existing building is a vacant 2-story brick warehouse with a full basement. The property offers a curb cut entrance to the private driveway on Schenck Ave, as well as a first floor roll up gate and second floor loading access.

All structural beams throughout the property have been reinforced, and the corner lot allows for light and air on all sides.

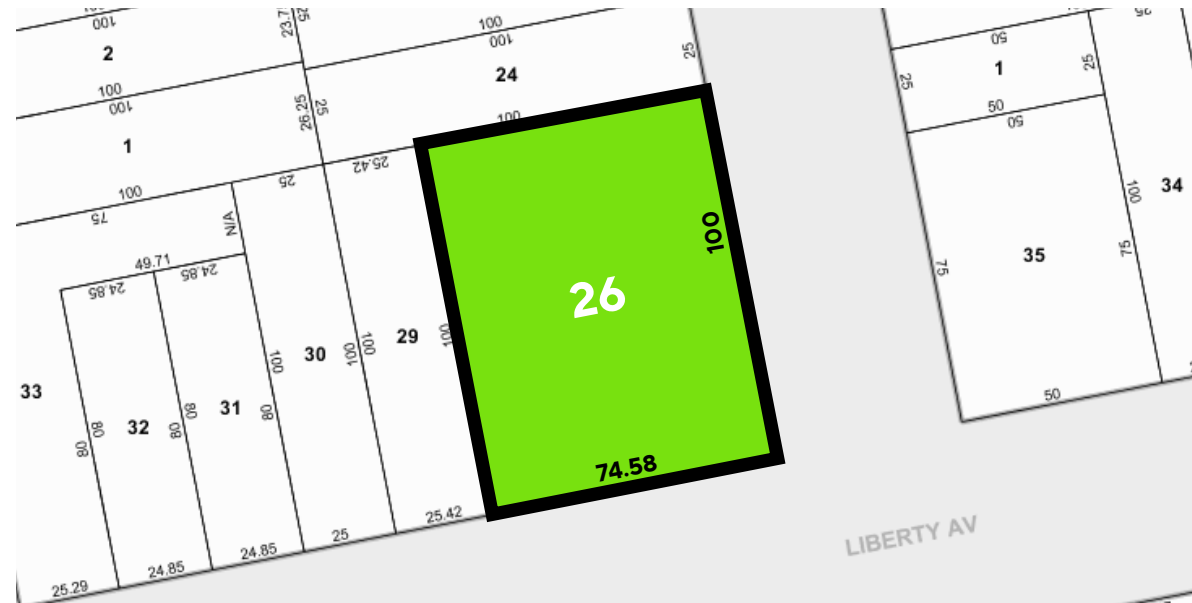
This is a tremendous opportunity for end-users and value-add investors to purchase a vacant, sizeable corner warehouse on the main Liberty Ave corridor of East NY.

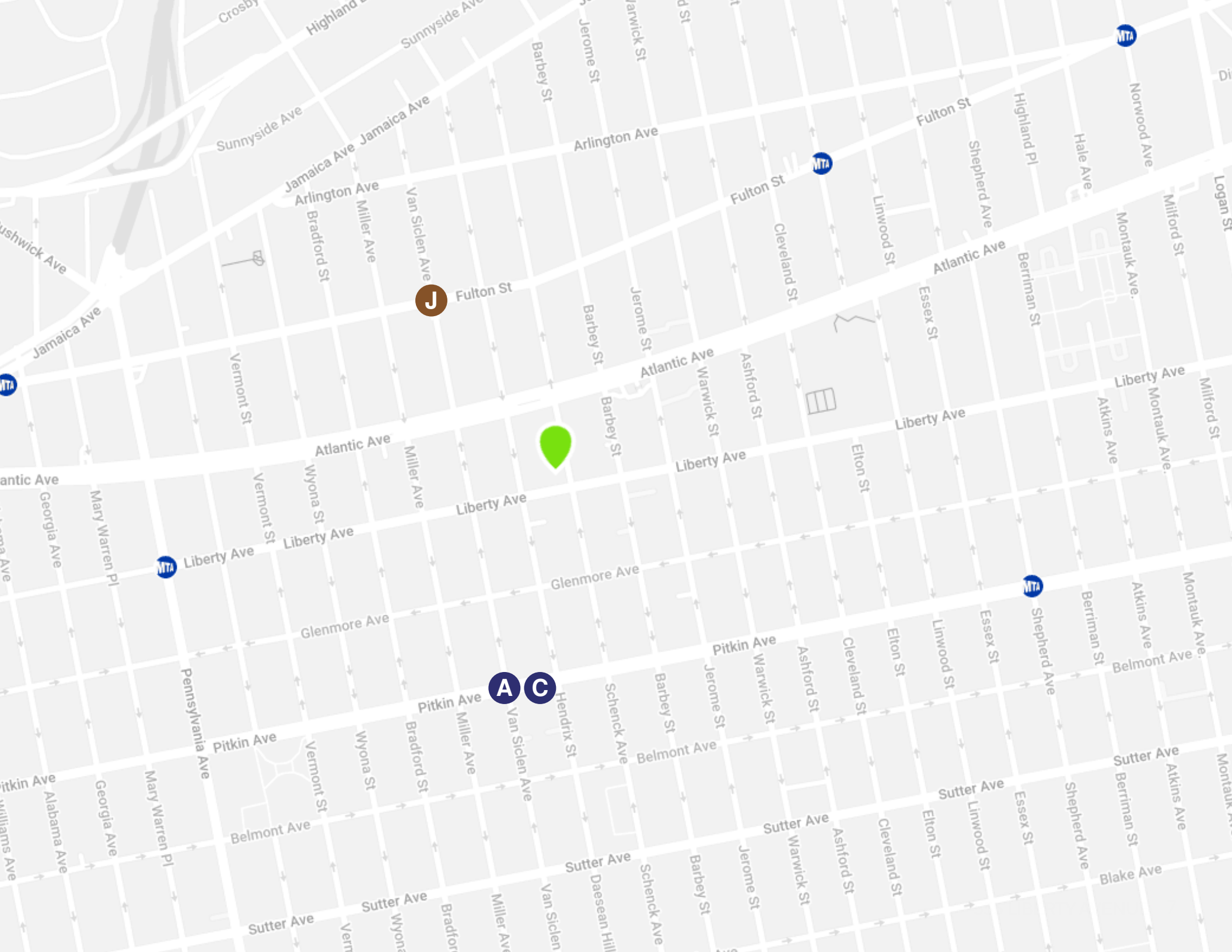
The property is located 2 blocks walking distance to both the Van Siclen "J" & "C" train subway stations.

BUILDING INFORMATION

BLOCK & LOT:	03963 - 0026
NEIGHBORHOOD:	East New York
CROSS STREETS:	Corner Of Liberty Ave & Schenck Ave
BUILDING DIMENSIONS:	61.5' x 85'
LOT DIMENSIONS:	74.7' x 100'
# OF UNITS:	2
APPROX. TOTAL SF:	10,455 Above Grade
APPROX. TOTAL SF W/ BASEMENT:	15,683
ZONING:	M1-4/R6A - MIH District
FAR:	3.6 / 3.0 (Resi. / CF)
TAX CLASS:	4
NOTES:	Delivered Vacant

TAX MAP



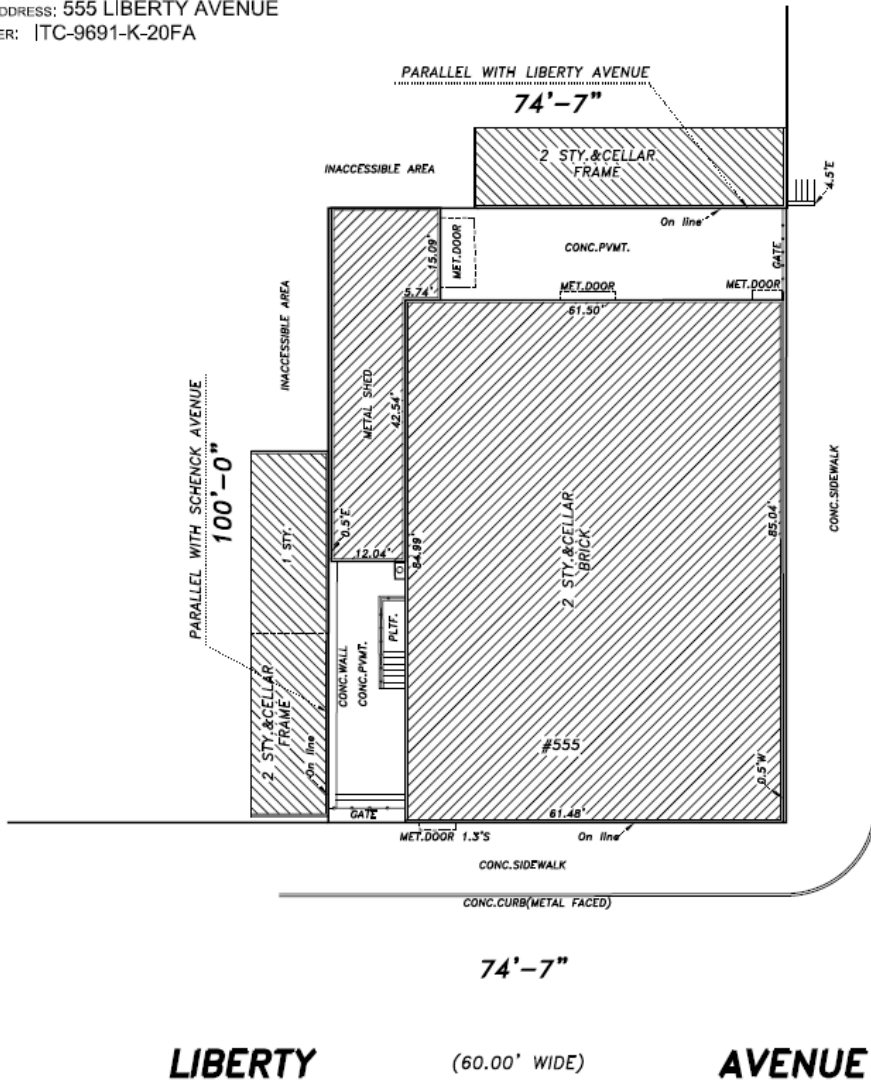


SURVEY

JOB NUMBER: B3963-26

PROPERTY ADDRESS: 555 LIBERTY AVENUE

TITLE NUMBER: ITC-9691-K-20FA



NOTES:
 SURVEYED AS IN POSSESSION, OFFSETS AND/OR DIMENSIONS SHOWN BETWEEN THE STRUCTURES AND PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES, SHEDS, GARAGES AND ANY OTHER CONSTRUCTION. THE USER OF THIS SURVEY EXPRESSLY AGREES AND UNDERSTANDS THAT SHOULD JAROSLAW KRAWCZYK OR KABA LAND SURVEYING, P.C. BE FOUND Liable IN A COURT OF LAW FOR ERRORS OR EMISSIONS ARISING FROM THIS SURVEY, THAT THE LIMIT OF LIABILITY IS THE PRICE PAID FOR THIS SURVEY. DO NOT USE THIS SURVEY UNLESS YOU AGREE AND CONSENT TO ALL OF THE ABOVE. PLUMBNESS OF WALLS NOT VERIFIED. UNDERGROUND AND SIDEWALK VAULTS NOT LOCATED AS PART OF THIS SURVEY. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY. THIS SURVEY HAS BEEN PREPARED WITHOUT A FULL ABSTRACT OF TITLE, OTHER AGREEMENTS, COVENANTS AND/OR RESTRICTIONS AFFECTING AND/OR BENEFITTING PARCEL SURVEYED, IF ANY, NOT INDICATED HEREON. EASEMENTS IF ANY IF NOT SHOWN ON THIS SURVEY ARE NOT GUARANTEED. SOME DIMENSIONS, FEATURES AND/OR LOCATIONS MAY NOT BE DRAWN TO PROVIDE CLARITY.

SYMBOLS AND ABBREVIATIONS		SYMBOLS AND ABBREVIATIONS	
FENCES	CL FENCE	METAL FENCE	WOOD FENCE
UTILITY POLE	U.P.	U.P.	U.P.
CATCH BASIN	C.B.	C.B.	C.B.
PARKING METER	P.M.	P.M.	P.M.
TRAFFIC LIGHT	T.L.	T.L.	T.L.
LIGHT	L.	L.	L.
STREET LIGHT	S.L.	S.L.	S.L.
FIRE HYDRANT	F.H.	F.H.	F.H.
SIAMEN CONNECTION	S.C.	S.C.	S.C.
SHUT OFF VALVE	S.O.V.	S.O.V.	S.O.V.
HANDICAPPED PARKING	H.P.	H.P.	H.P.
EXISTING TREE	E.T.	E.T.	E.T.
DRAINS	D.	D.	D.
TRAFFIC SIGN	T.S.	T.S.	T.S.
CURB AND CURB CUT	C.C.	C.C.	C.C.
OVERHEAD SERVICE	O.S.	O.S.	O.S.
CABLE TV MANHOLE	C.T.V.	C.T.V.	C.T.V.
MANHOLES	M.H.	M.H.	M.H.
CITY MONUMENT	C.M.	C.M.	C.M.
CUT CROSS	C.C.	C.C.	C.C.
SET NAIL	S.N.	S.N.	S.N.
SET STAKE	S.S.	S.S.	S.S.
SET MARK (PAINTED)	S.M.	S.M.	S.M.
SET BENCHMARK	S.B.	S.B.	S.B.
F.E.	F.E.	F.E.	F.E.
PL. or PLTF.	PL. or PLTF.	PL. or PLTF.	PL. or PLTF.
C.E.	C.E.	C.E.	C.E.
A.W.	A.W.	A.W.	A.W.
CONC.	CONC.	CONC.	CONC.
PVMT.	PVMT.	PVMT.	PVMT.
AC	AC	AC	AC
MET.	MET.	MET.	MET.
N	N	N	N
S	S	S	S
E	E	E	E
W	W	W	W



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SURVEYED & GUARANTEED FOR:
 Piermont Bank, Its successors and/or assigns
 Carroll Heights LLC
 Insignia National Title Agency, LLC.
 First American Title Insurance Company

BOROUGH: KINGS
 TOWN: BROOKLYN
 BLOCK: 3963 LOT: 26

SURVEYED:
 FEBRUARY 25, 2020

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Jaroslaw W. Krawczyk

PROPERTY PHOTOS



ADDITIONAL PROPERTY PHOTOS





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