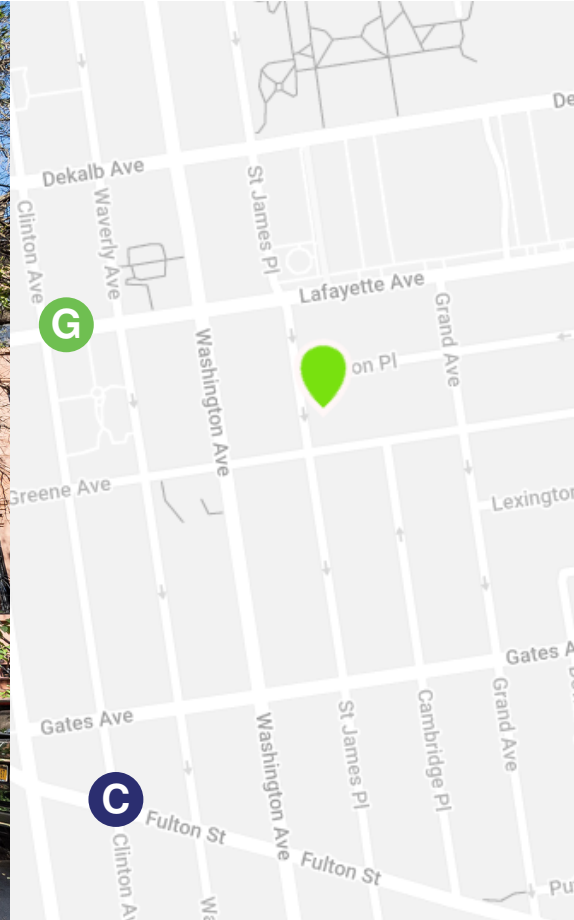


IPRG

81 ST JAMES PLACE BROOKLYN, NY 11238

CLOSED



SALE PRICE

\$2,510,000

PROPERTY DESCRIPTION

BLOCK & LOT:	01951-0003
NEIGHBORHOOD:	Clinton Hill
CROSS STREETS:	Greene Ave & Clifton Pl
PROPERTY DIMENSIONS:	20 ft x 42 ft
LOT DIMENSIONS:	20 ft x 100 ft
ZONING:	R6B
FAR:	2.0
TAX CLASS:	1

SALE METRICS

3 Apartments*
of Units

\$11,412
Annual Taxes

3,360*
Approx. Above Grade SF

\$747
Price/SF

***Located on one of the best residential blocks in Clinton Hill, only one block from the subway station at Clinton Washington Avenue and from the grounds of Pratt Institute**

***Delivered Vacant at Closing**

***The property is built 20 ft x 42 feet with a small extension off the first floor. For approximately 3,360 total above grade interior square footage**

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

ADAM
LOBEL
718.360.8815

TOBY
WARING
718.360.8837