



83A INDIA STREET, BROOKLYN, NY 11222

EXCLUSIVE OFFERING MEMORANDUM

IPRG



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INVESTMENT PRICING





OFFERING PRICE

\$2,200,000

DELIVERED VACANT

INVESTMENT HIGHLIGHTS

3 Apartments
of Units

2,362
Approx. SF

1,000
Approx. Additional Air Rights

\$733,333
Price/Unit

\$931
Price/SF

R6B
Zoning

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PROPERTY INFORMATION



INVESTMENT SUMMARY

83 A India Street is a beautiful 3-family townhouse with a highly-coveted location in the middle of a quiet low-traffic, tree-lined block, in the heart of Greenpoint between the dynamic retail corridors of Franklin Street and Manhattan Avenue. The building comprises three deep floor-through apartments, a full English basement with a bathroom, and a large verdant backyard. This quintessential Greenpoint townhouse can be easily adapted for use as a one or two-family home, or kept as a high-income 3-family with tremendous appreciation potential.

As currently built, the house comprises approximately 2,362 sf across three floors, and could be expanded with about 1,000 additional square feet. The English basement, which is equipped with a bathroom and has doors and windows to the front and back, provides an additional bonus of 787 sf, and would be perfect for a media room, rec room, office and many other uses. The backyard is a wonderfully tranquil oasis from the bustle of Brooklyn, and a perfect place to entertain and enjoy everyday life.

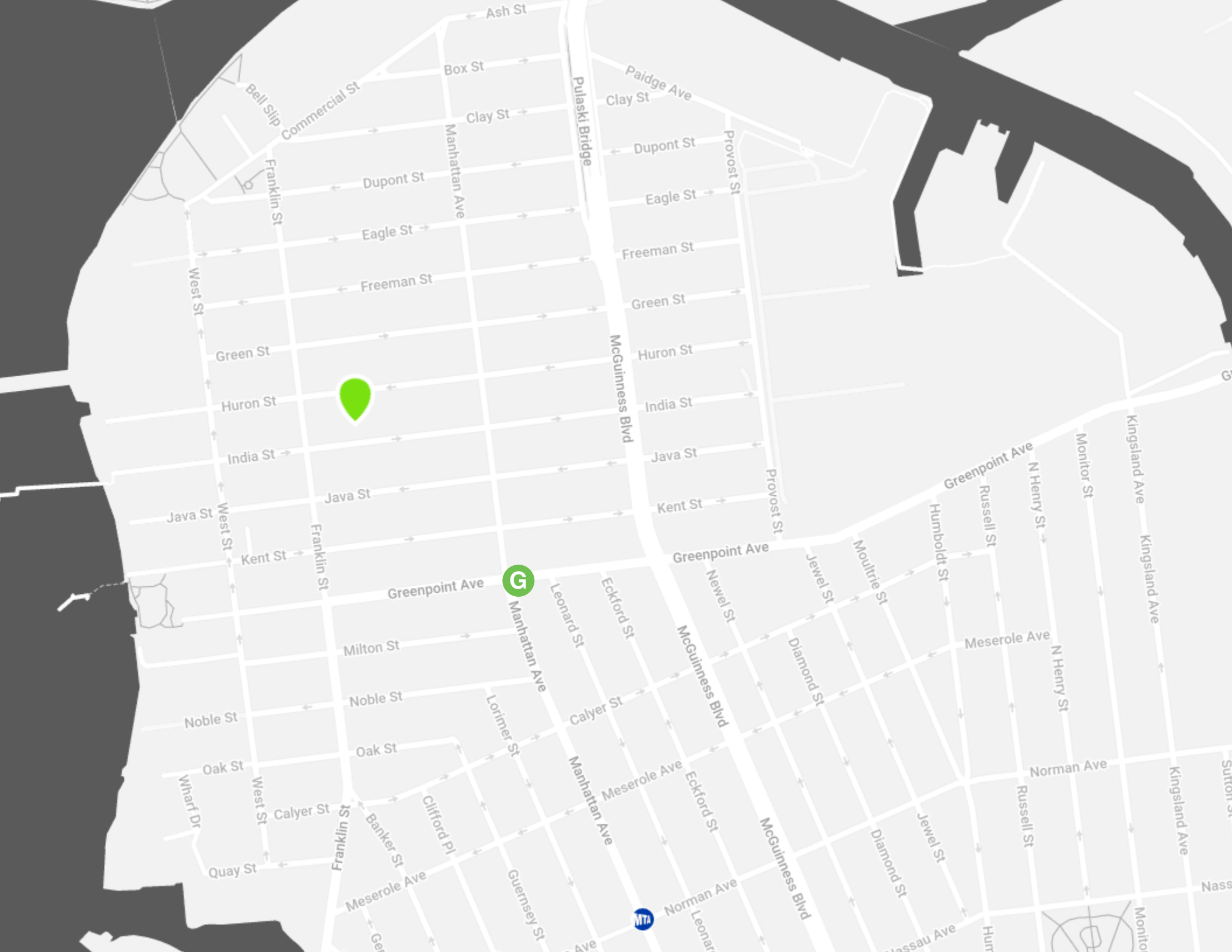
83A India Street is right in the middle of Greenpoint's best restaurants, bars, boutiques and other amenities, including Greenpoint Beach, WNYC Transmitter Park, Elder Greene, The Pencil Factory, Di An Di, Calexico, The Farmer's market, and McCarren Park. The G train is around the corner and NY Waterway Ferry terminal is a stone's throw away. Just outside your door, the Brooklyn Greenway bike path will take you along the Brooklyn coast all the way to Coney Island and beyond. Delivered vacant.

BUILDING INFORMATION

BLOCK & LOT:	02532-0072
NEIGHBORHOOD:	Greenpoint
CROSS STREETS:	Franklin St & Manhattan Ave
BUILDING DIMENSIONS:	16.8 ft x 47 ft
LOT DIMENSIONS:	16.7 ft x 100 ft
# OF UNITS:	3 Apartments
APPROX. TOTAL SF:	2,362
ZONING:	R6B
FAR:	2.0
TAX CLASS:	1
NOTES:	Delivered Vacant

TAX MAP

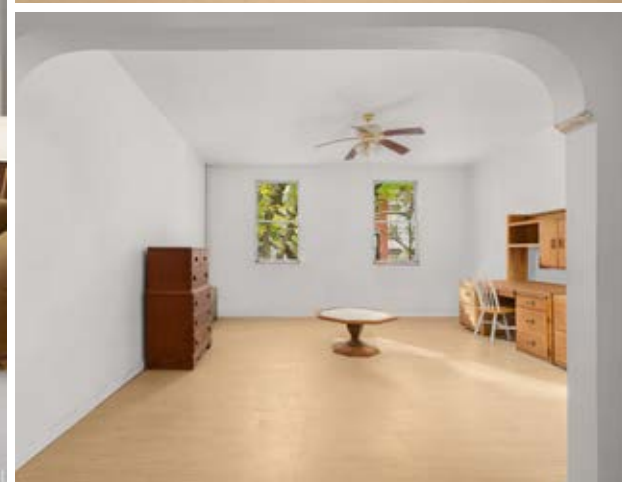




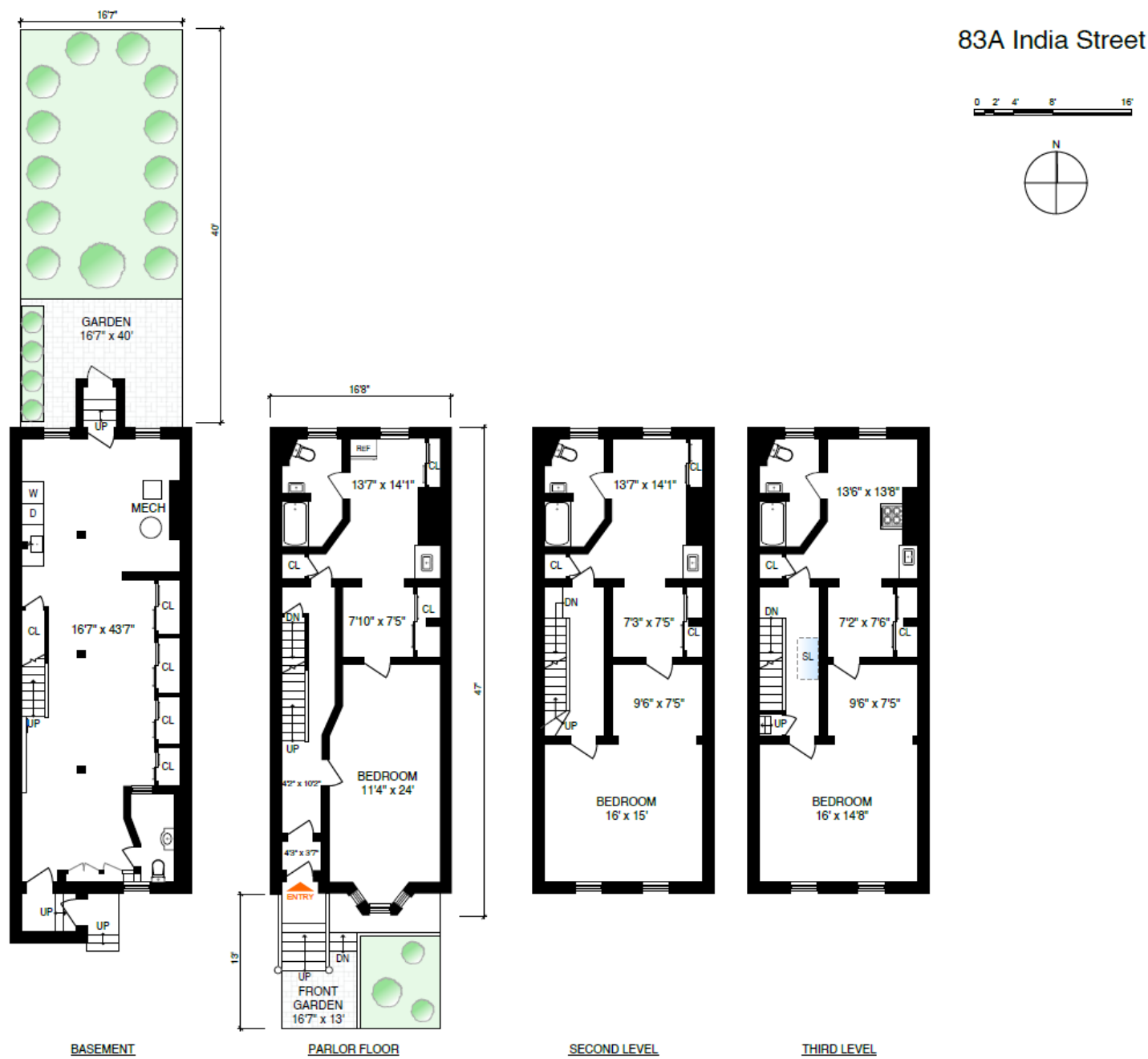
ADDITIONAL PROPERTY PHOTOS



ADDITIONAL PROPERTY PHOTOS



FLOOR PLANS





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