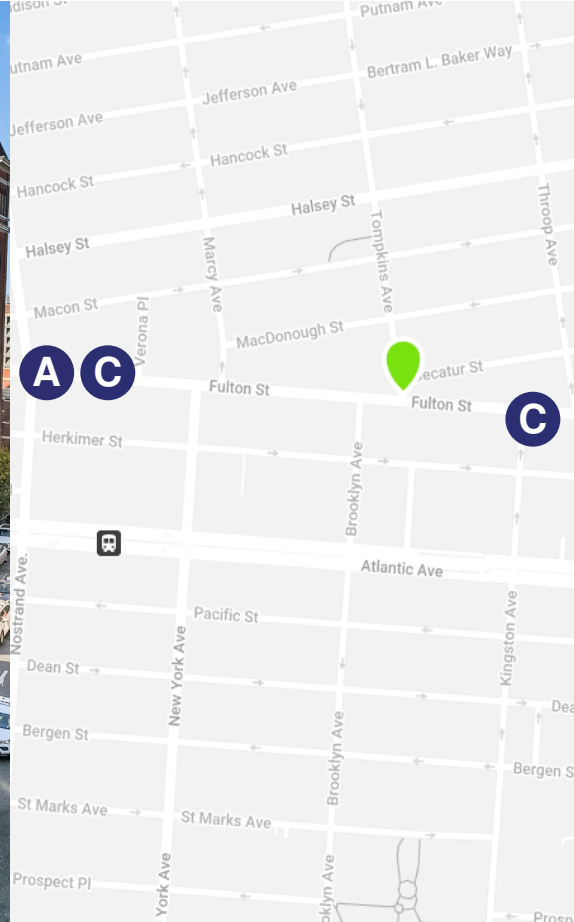


IPRG

1439 FULTON ST, 1445 FULTON ST
& 484 TOMPKINS AVE
BROOKLYN, NY 11216

CLOSED



SALE PRICE

\$5,500,000

PROPERTY DESCRIPTION

BLOCK & LOT: 01854-0038/0040/0041

NEIGHBORHOOD: Bedford-Stuyvesant

CROSS STREETS: Corner of Tompkins Ave & Fulton St

BUILDING DIMENSIONS: 1439: 54 ft x 45 ft

1445: 33.75 ft x 80.75 ft

484: 34 ft x 88 ft

ZONING: R7D, R6A, C2-4

FAR: 4.2

TAX CLASS: 2B (1439); 4 (1445 & 484)

SALE METRICS

3 Apts, 7 Stores & 1 Office

of Units

10,383

Approx SF

\$500,000

Price/Unit

\$530

Price/SF

34,970

Approx, Buildable SF

\$157

Price/Buildable SF

4.53%

Current Cap Rate

DEREK
BESTREICH
718.360.8802

STEVE
REYNOLDS
718.360.8807

TOM
REYNOLDS
718.360.8817

BRIAN
DAVILA
718.360.8849

NOAH
MIDDLEKAUFF
718.360.8557