



**805 MEEKER AVENUE, BROOKLYN, NY 11222**

**EXCLUSIVE OFFERING MEMORANDUM**

**IPRG**



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# IPRG

## INVESTMENT PRICING





**OFFERING PRICE**

**\$2,800,000**

**DELIVERED VACANT**

### INVESTMENT HIGHLIGHTS

2 Apts, 2 Two-Car Garages,  
& Extra Off-Street Parking  
# of Units

2,752  
Approx. Existing SF

11,682  
Approx. Buildable SF

R6  
Zoning

90 ft x 43 ft  
Lot Dimensions

\$1,017  
Price/Existing SF

\$240  
Price/Buildable SF

3.0  
FAR

# IPRG

## PROPERTY INFORMATION



## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 805 Meeker Avenue. The subject property is located on the corner of Meeker Avenue and Van Dam Street in Greenpoint, Brooklyn.

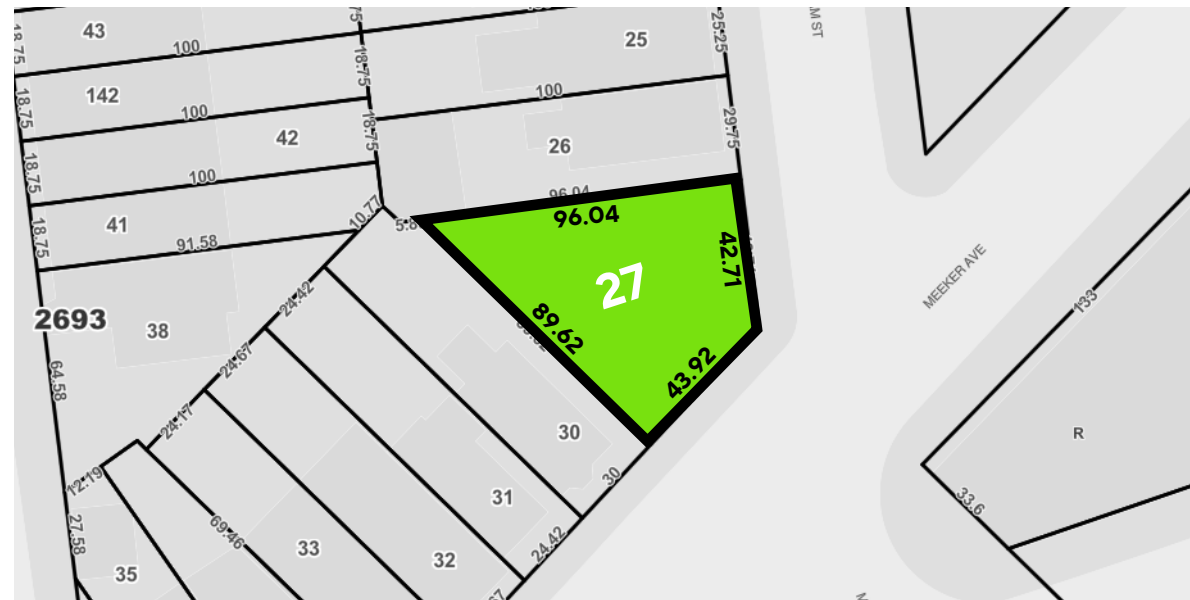
The property offers a 2-family brick building with two separate 2-car garages and extra off street parking - all of which will be delivered vacant. The building is built 22 ft x 90 ft offering approximately 2,752 square feet. 805 Meeker Avenue sits on a 90 ft x 43 ft lot, approximately 3,894 square feet and has a max FAR of 3.0, offering 11,682 buildable square feet.

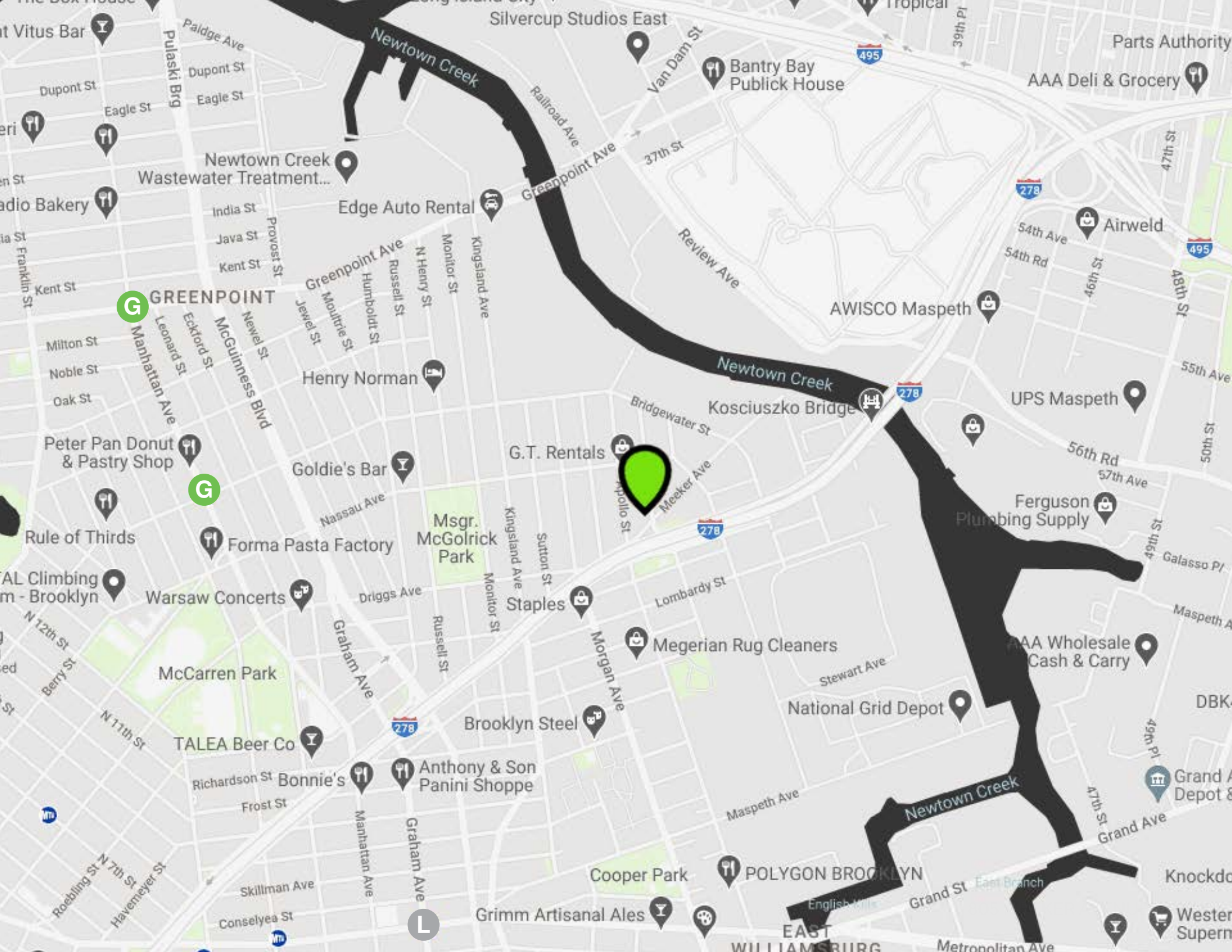
The property is located within walking distance to the G & L subway lines.

## BUILDING INFORMATION

<b>BLOCK &amp; LOT:</b>	02693-0027
<b>NEIGHBORHOOD:</b>	Greenpoint
<b>CROSS STREETS:</b>	Corner of Meeker Ave & Van Dam St
<b>BUILDING DIMENSIONS:</b>	22 ft x 90 ft
<b>LOT DIMENSIONS:</b>	90 ft x 43 ft
<b>APPROX. TOTAL LOT SF:</b>	3,894
<b>APPROX. TOTAL BUILDING SF:</b>	2,752
<b>APPROX. BUILDABLE SF:</b>	11,682
<b>EXISTING AIR RIGHTS:</b>	8,930
<b>ZONING:</b>	R6
<b>FAR:</b>	3.0
<b>TAX CLASS:</b>	1
<b>NOTES:</b>	Delivered Vacant

## TAX MAP



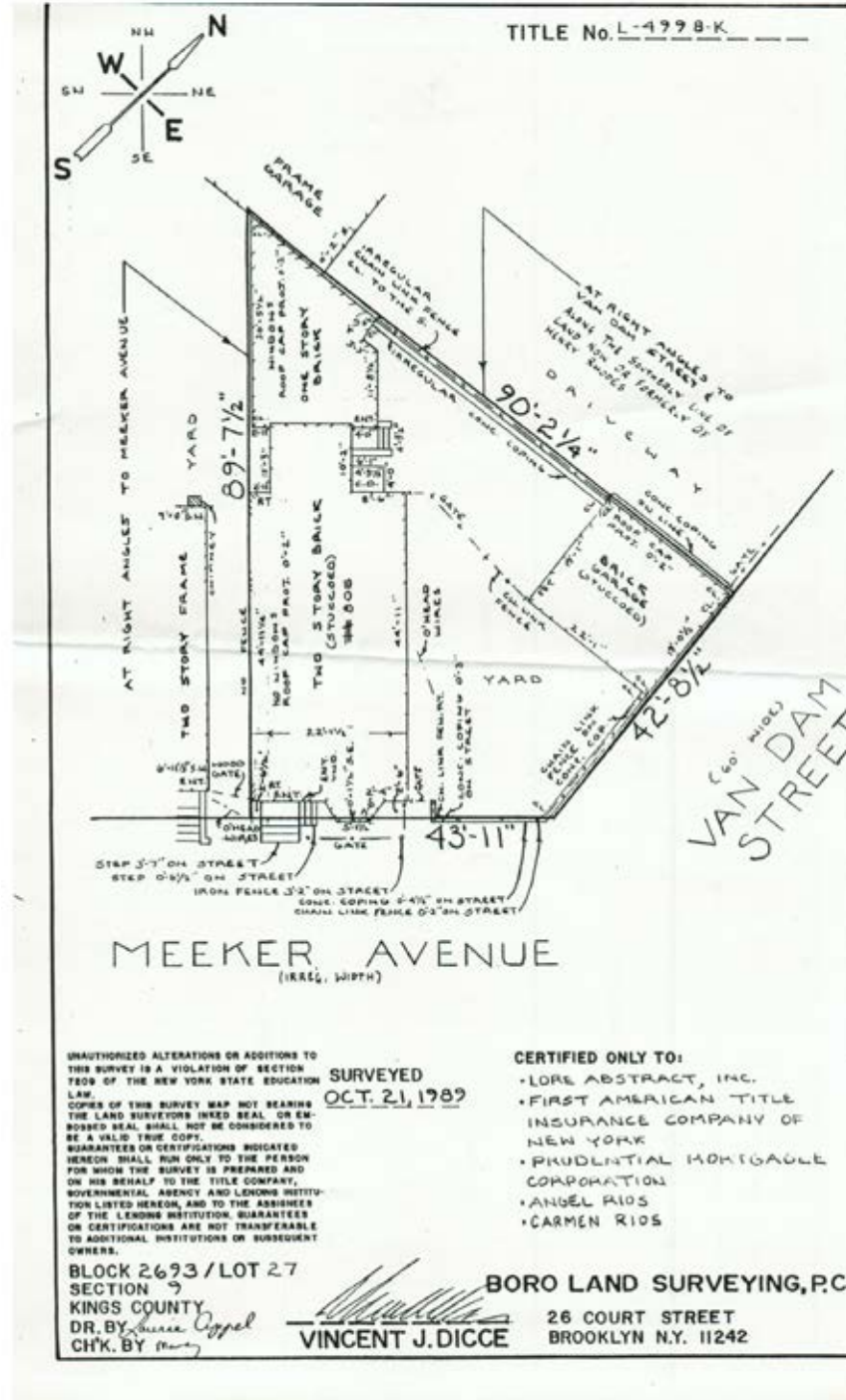


**G** GREENPOINT

**G**

**L**

# SURVEY







# IPRG

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