



1450 GREENE AVENUE, BROOKLYN, NY 11237

EXCLUSIVE OFFERING MEMORANDUM

IPRG



TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

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INVESTMENT PRICING





OFFERING PRICE

\$1,950,000

INVESTMENT HIGHLIGHTS

3 Apartments
of Units

3,000
Approx. SF

\$650,000
Price/Unit

\$650
Price/SF

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 1450 Greene Avenue. The subject property is located between Wyckoff and Irving Avenue in Bushwick, Brooklyn.

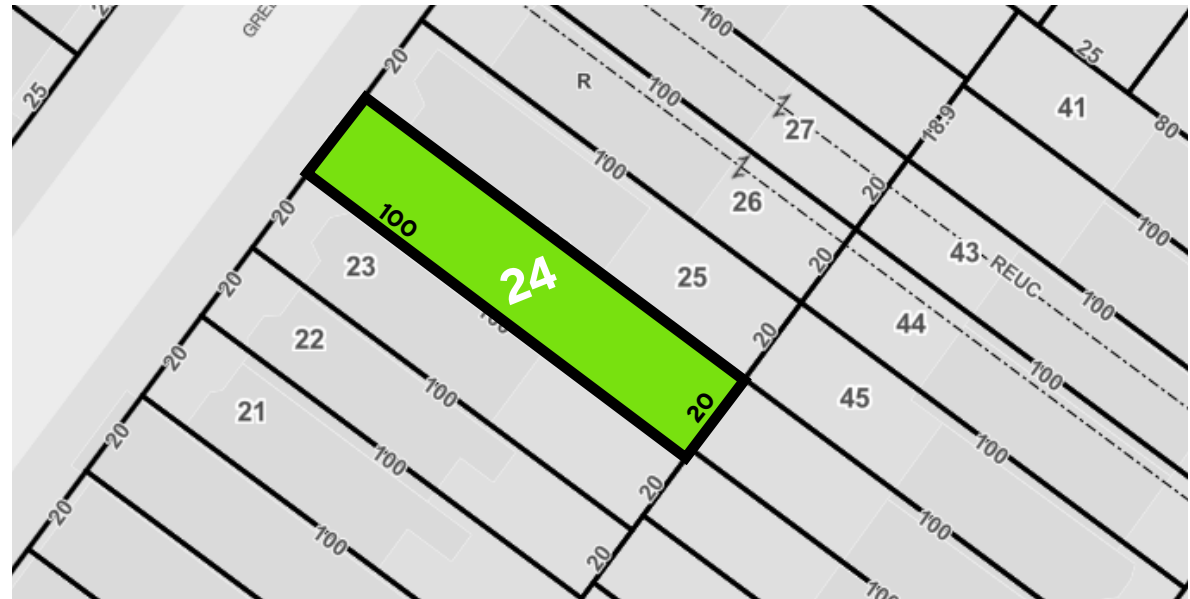
The property offers 3 apartments. The property is built 20 ft x 50 ft, offering approximately 3,000 square feet. 1450 Greene Avenue sits on a 20 ft x 100 ft lot.

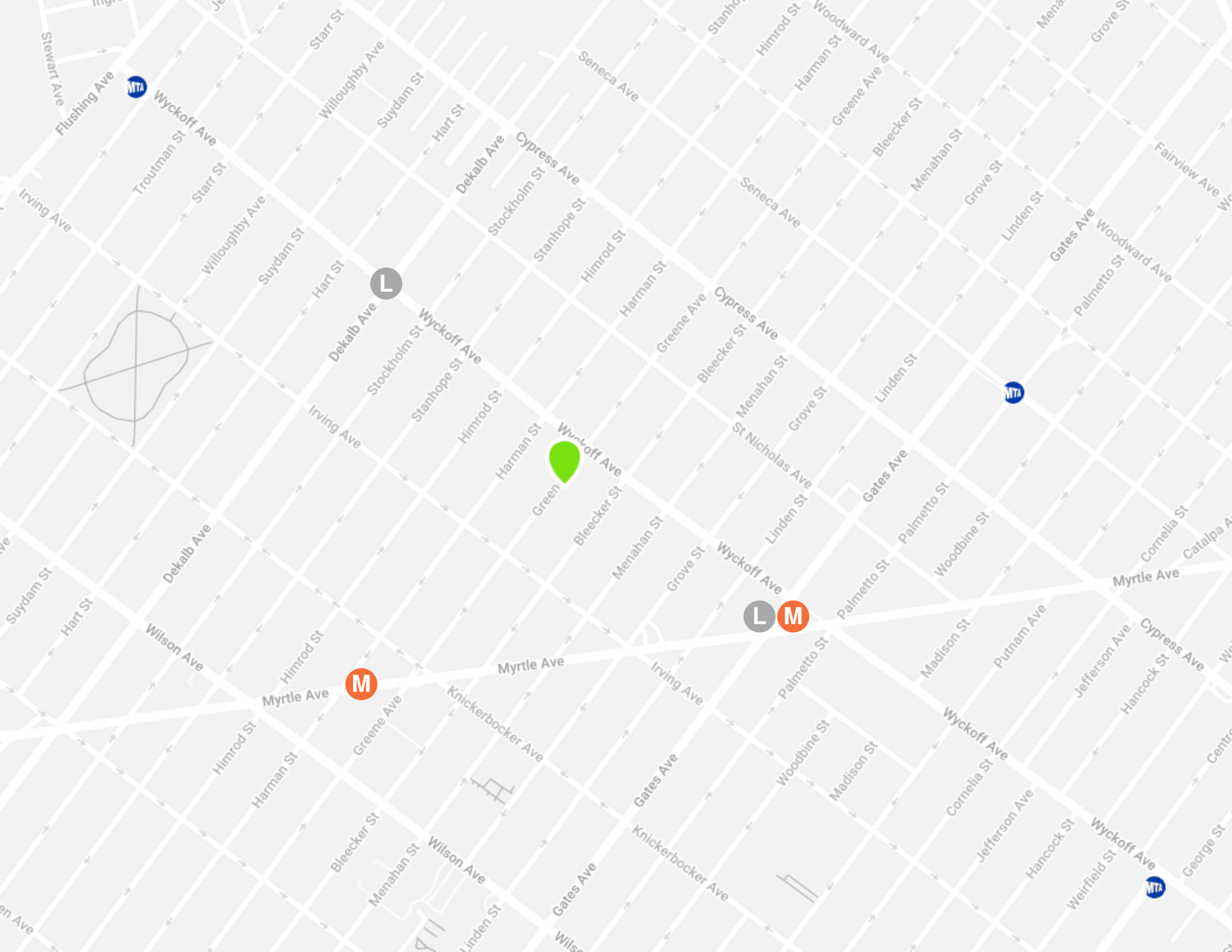
The property is located within walking distance to the L & M subway lines.

BUILDING INFORMATION

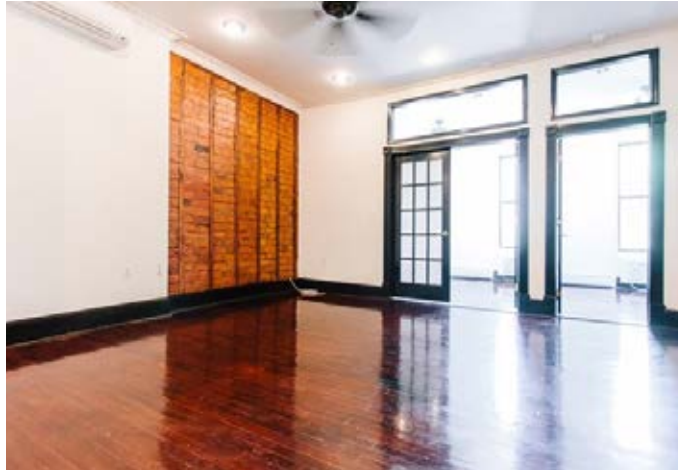
BLOCK & LOT:	03301-0024
NEIGHBORHOOD:	Bushwick
CROSS STREETS:	Wyckoff & Irving Ave
BUILDING DIMENSIONS:	20 ft x 50 ft
LOT DIMENSIONS:	20 ft x 100 ft
# OF UNITS:	3 Apartments
APPROX. TOTAL SF:	3,000
ZONING:	R6
FAR:	2.43
TAX CLASS:	1

TAX MAP





ADDITIONAL PROPERTY PHOTOS





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1450 GREENE AVENUE
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