

**128 OAK STREET, BROOKLYN, NY 11222**

**EXCLUSIVE OFFERING MEMORANDUM**

**IPRG**



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# I PRG

## INVESTMENT PRICING





**OFFERING PRICE**  
**\$5,250,000**

**INVESTMENT HIGHLIGHTS**

2 Apartments  
# of Units

22 ft x 36 ft  
Building Dimensions

R6B  
Zoning

**DELIVERED VACANT**

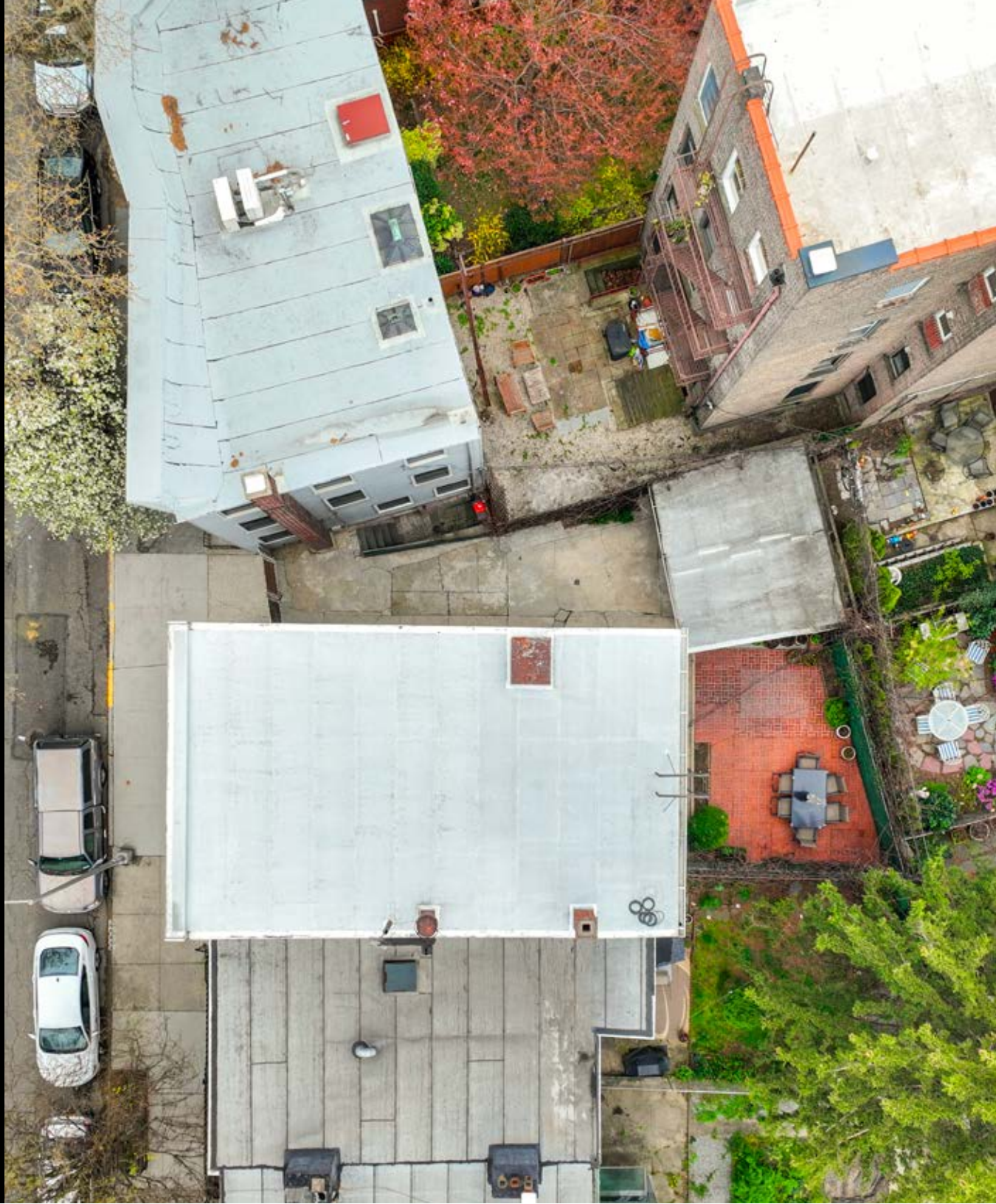
3,168  
Approx. SF

28 ft x 65 ft  
Lot Dimensions

2.0  
FAR

# IPRG

## PROPERTY INFORMATION



## INVESTMENT SUMMARY

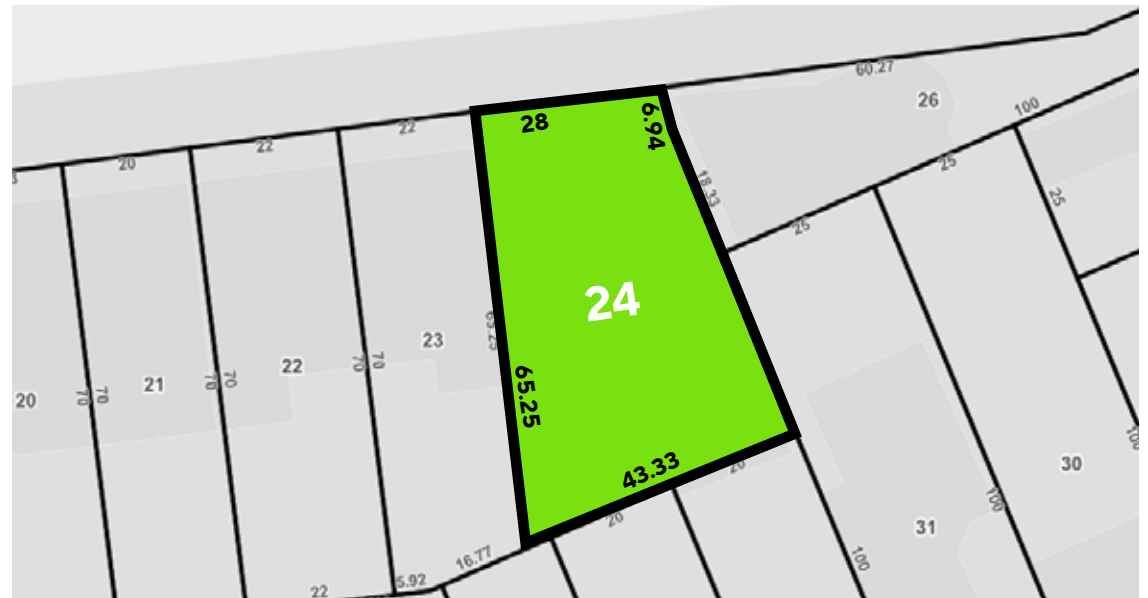
128 Oak Street is truly a once in a lifetime opportunity. This beautiful 4-story townhouse is positioned in a highly-coveted location on the most quiet, picturesque, low-traffic, tree-lined block, at the absolute heart of Greenpoint. The building will be delivered vacant, offering a blank canvas for a home-buyer or investor to make it their own. This one of a kind Greenpoint property provides off street parking with a long driveway that leads to a garage. The property also boasts a beautiful private backyard, providing a perfect oasis to entertain and enjoy everyday life. As currently built, the house comprises of approximately 3,168 sf across four floors.

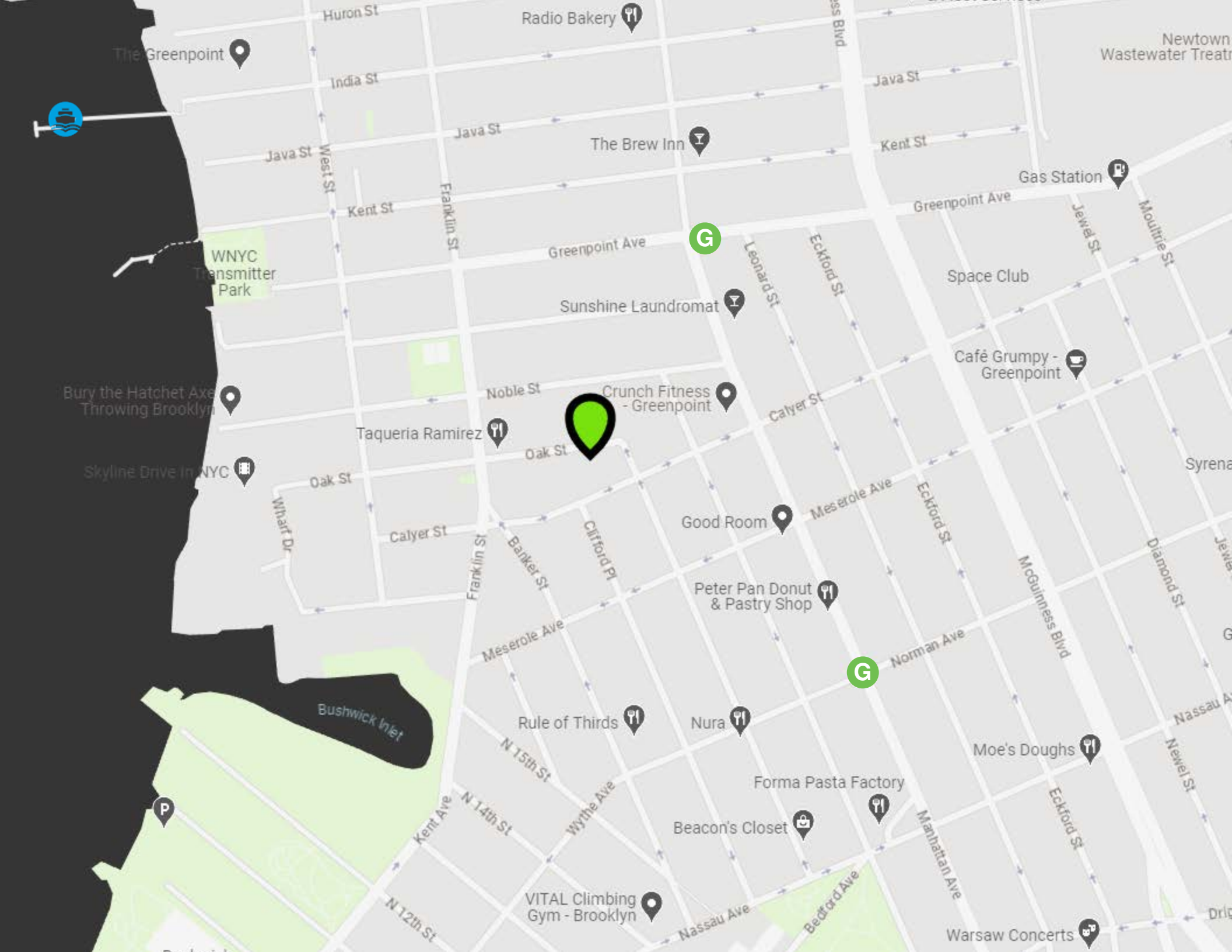
128 Oak Street is located right at the heart of Greenpoint. The ever developing Greenpoint waterfront is just steps away as is McCarren Park. Experience North Brooklyn's best restaurants, bars, boutiques and other amenities, including Greenpoint Beach, WNYC Transmitter Park, Elder Greene, The Pencil Factory, Di An Di, Calexico, The Farmer's market, and much more. 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.

## BUILDING INFORMATION

<b>BLOCK &amp; LOT:</b>	02572-0024
<b>NEIGHBORHOOD:</b>	Greenpoint
<b>CROSS STREETS:</b>	Guernsey St & Franklin St
<b>BUILDING DIMENSIONS:</b>	22 ft x 36 ft
<b>LOT DIMENSIONS:</b>	28 ft x 65 ft
<b># OF UNITS:</b>	2 Apartments
<b>APPROX. TOTAL SF:</b>	3,168 SF
<b>ZONING:</b>	R6B
<b>FAR:</b>	2.0
<b>TAX CLASS:</b>	1
<b>NOTES:</b>	Delivered Vacant

## TAX MAP





## ADDITIONAL PROPERTY PHOTOS - INTERIOR





## ADDITIONAL PROPERTY PHOTOS - EXTERIOR





# IPRG

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BROOKLYN, NY 11222

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