

217 BUTLER STREET, BROOKLYN, NY 11217

EXCLUSIVE OFFERING MEMORANDUM

IPRG



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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

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INVESTMENT PRICING





OFFERING PRICE
\$4,700,000

INVESTMENT HIGHLIGHTS

2 Apartments
of Units

4,400
Approx. SF

Gowanus
Neighborhood

DELIVERED VACANT

\$2,350,000
Price/Unit

\$1,068
Price/SF

4
Tax Class

IPRG

PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 217 Butler Street. The subject property is located between Bond Street & Nevins Street in Gowanus, Brooklyn.

The property offers two brand newly renovated, spacious, duplexed apartments. Unit 1 offers 2 bedrooms and 2 bathrooms with a private backyard, accessible from both floors. Unit 2 offers 3 bedrooms and 3 bathrooms with private rooftop access. Both apartments have washer and dryer in unit. It is fully vacant and move-in ready. The property is built approximately 4,400 square feet on a 25 ft x 100 ft lot.

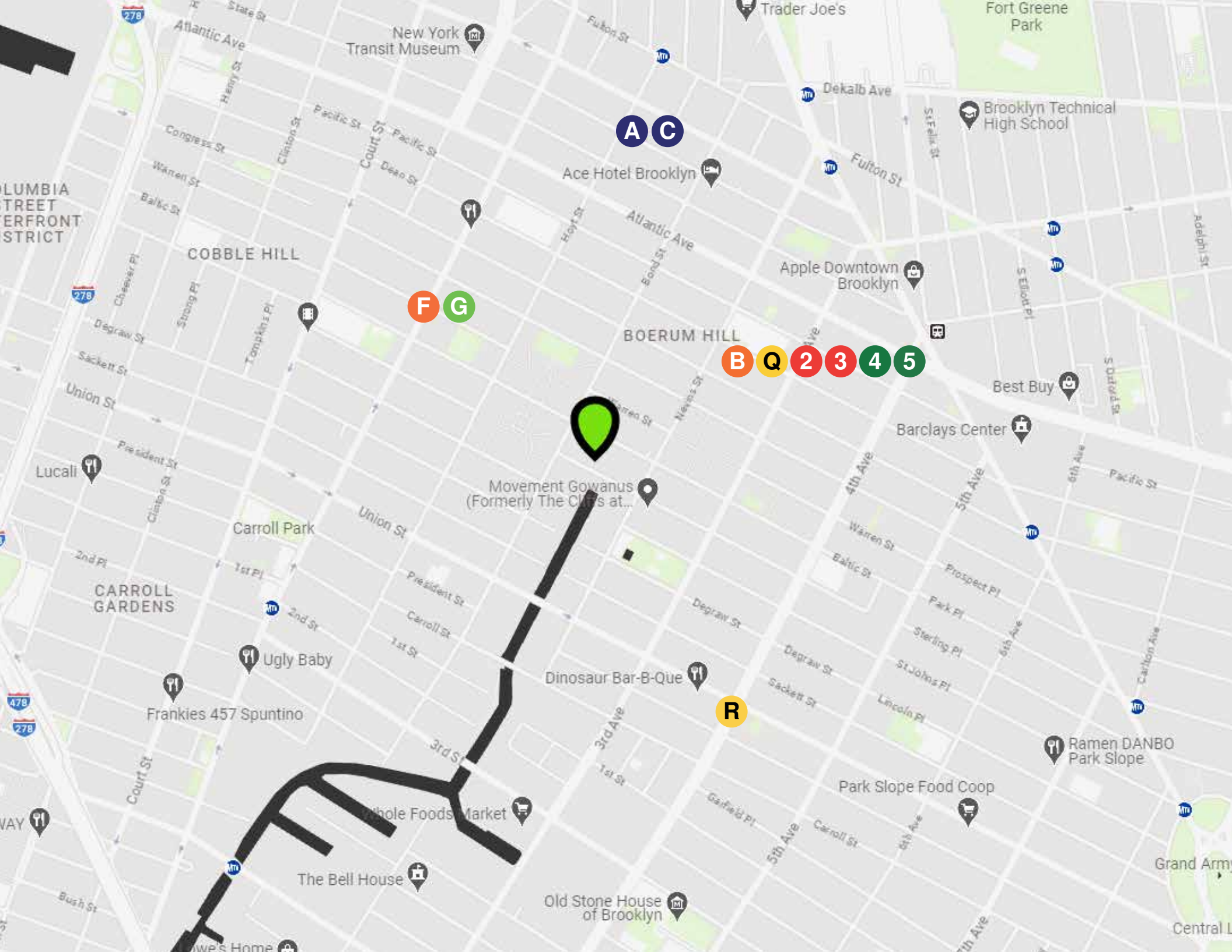
The property is located within walking distance to the 2, 3, 4, 5, F, A, C, G, Q & R subway lines.

BUILDING INFORMATION

| | |
|-----------------------------|---------------------|
| BLOCK & LOT: | 00405-0056 |
| NEIGHBORHOOD: | Gowanus |
| CROSS STREETS: | Bond St & Nevins St |
| BUILDING DIMENSIONS: | 23 ft x 45 ft |
| LOT DIMENSIONS: | 25 ft x 100 ft |
| # OF UNITS: | 2 Apartments |
| APPROX. TOTAL SF: | 4,400 |
| ZONING: | M1-2 |
| FAR: | 2.0 |
| TAX CLASS: | 4 |
| NOTES: | Delivered Vacant |

TAX MAP





New York Transit Museum

Fort Greene Park

Brooklyn Technical High School

Ace Hotel Brooklyn

Apple Downtown Brooklyn

COBBLE HILL

BOERUM HILL

Best Buy

Barclays Center

Movement Gowanus (Formerly The Cliffs at...)

Carroll Park

CARROLL GARDENS

Dinosaur Bar-B-Que

Frankies 457 Spuntino

Ugly Baby

Ramen DANBO Park Slope

Whole Foods Market

Park Slope Food Coop

The Bell House

Old Stone House of Brooklyn

Grand Army

Central L

A C

F G

B Q 2 3 4 5

R

ADDITIONAL PROPERTY PHOTOS



ADDITIONAL PROPERTY PHOTOS





IPRG

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