

172 MOORE STREET, BROOKLYN, NY 11206

EXCLUSIVE OFFERING MEMORANDUM

Development Opportunity in Williamsburg



IPRG



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FOR MORE INFORMATION,
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INVESTMENT PRICING





OFFERING PRICE
\$1,000,000

INVESTMENT HIGHLIGHTS

EMPTY LOT WITH SPLIT ZONING

Williamsburg
Neighborhood

R6, M1-1
Zoning

1.0
Commercial FAR

2.2
Residential FAR

25.2 ft X 75 ft
Lot Dimensions

1,910
Lot Size

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 172 Moore Street. The subject property is located between Bushwick Avenue and White Street in Williamsburg, Brooklyn.

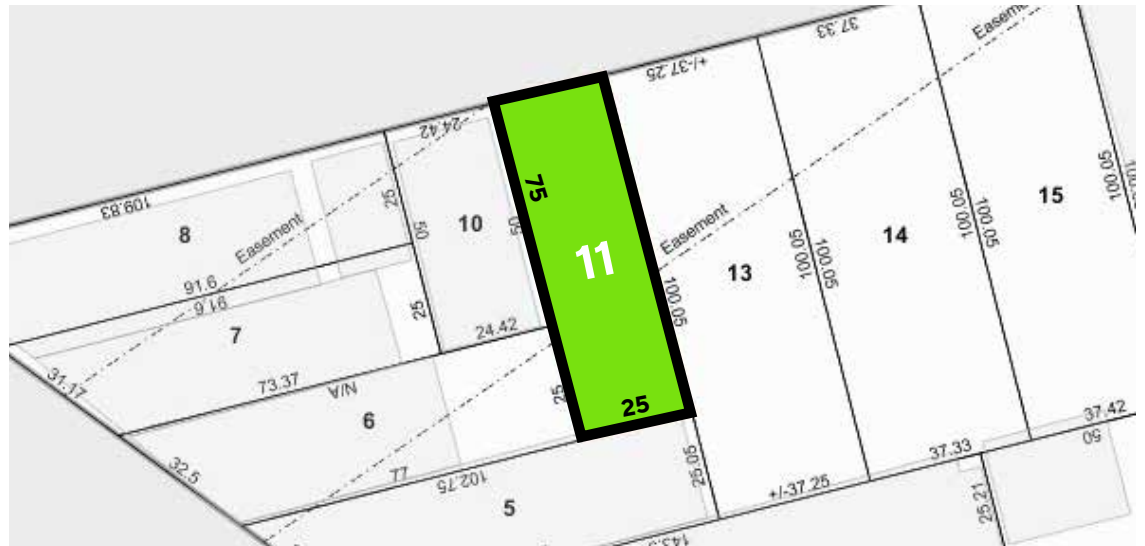
The property offers a vacant lot with 25 feet of frontage on Moore Street. 172 Moore Street is a 25.2 ft x 75 ft lot offering 1,910 sf. with split zoning. Well suited for parking, storage or a savvy developer.

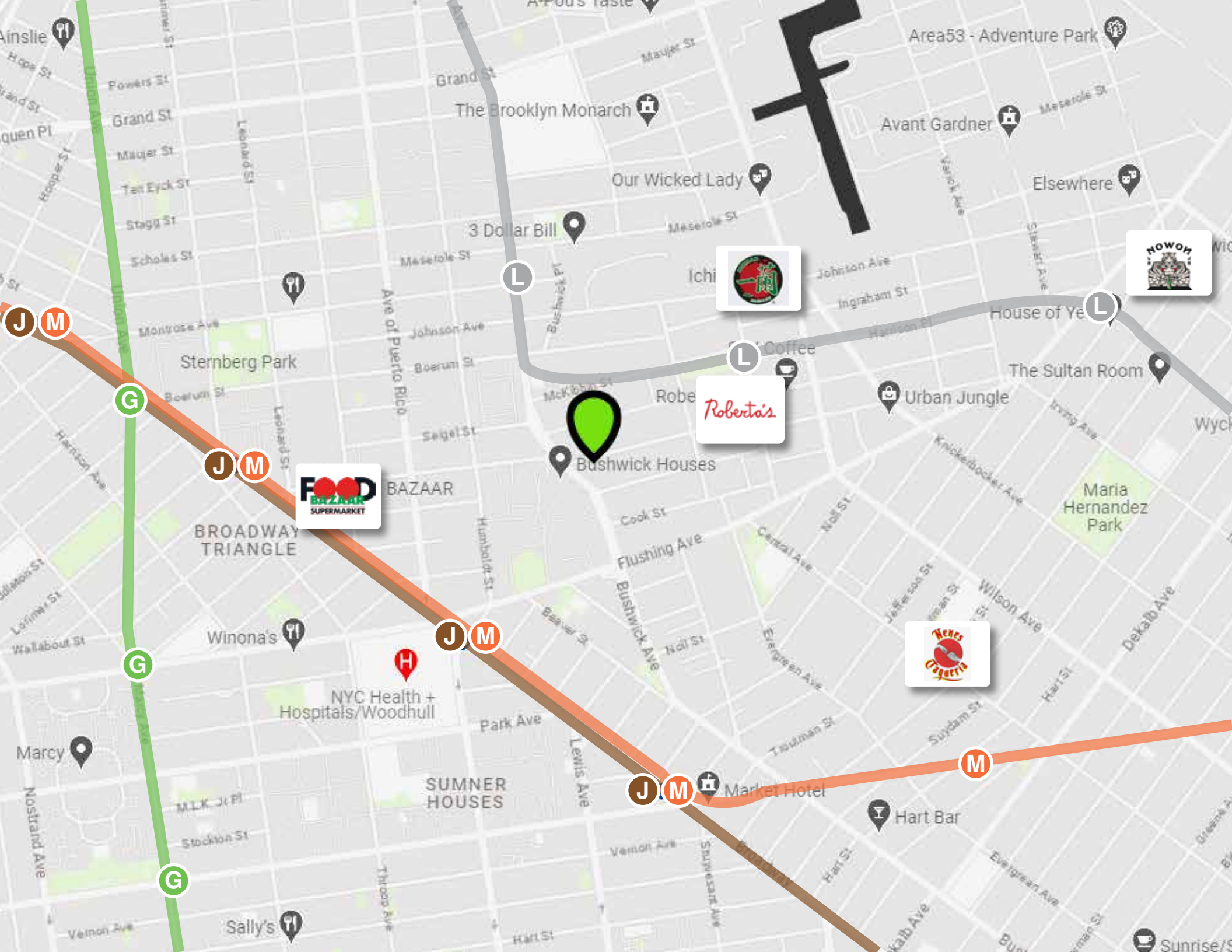
The property is located within walking distance to the J, M, & L subway lines.

BUILDING INFORMATION

BLOCK & LOT:	03109-0011
NEIGHBORHOOD:	Williamsburg
CROSS STREETS:	Bushwick Ave & White St
LOT DIMENSIONS:	25.2 ft x 75 ft
APPROX. LOT SF:	1,910 SF
ZONING:	R6, M1-1
COMMERCIAL FAR:	1.0
RESIDENTIAL FAR:	2.2
TAX CLASS:	4
NOTES:	Split Zoning

TAX MAP

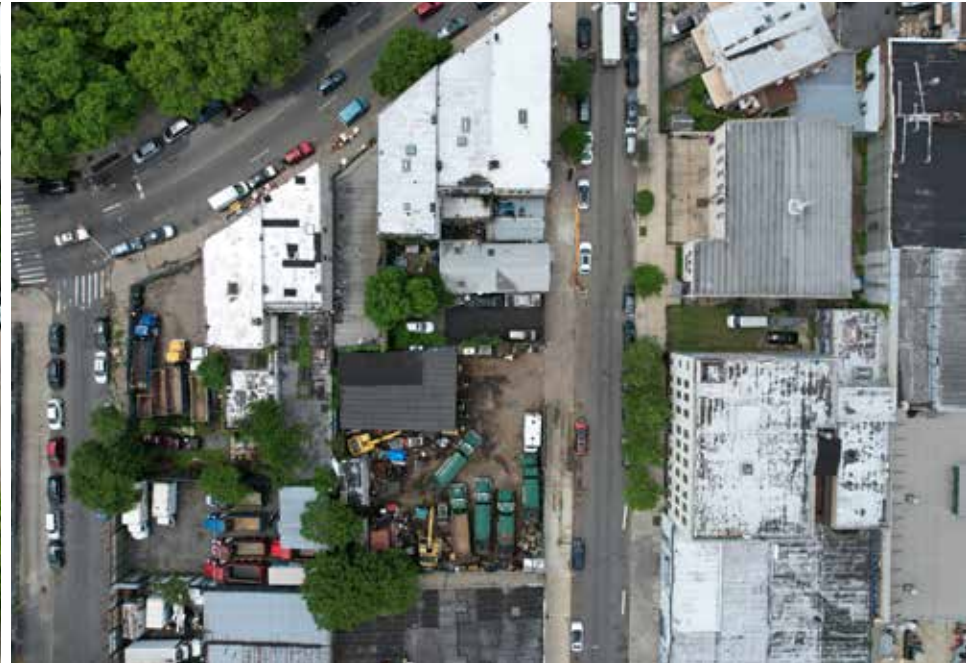




ZONING MAP



ADDITIONAL PROPERTY PHOTOS





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