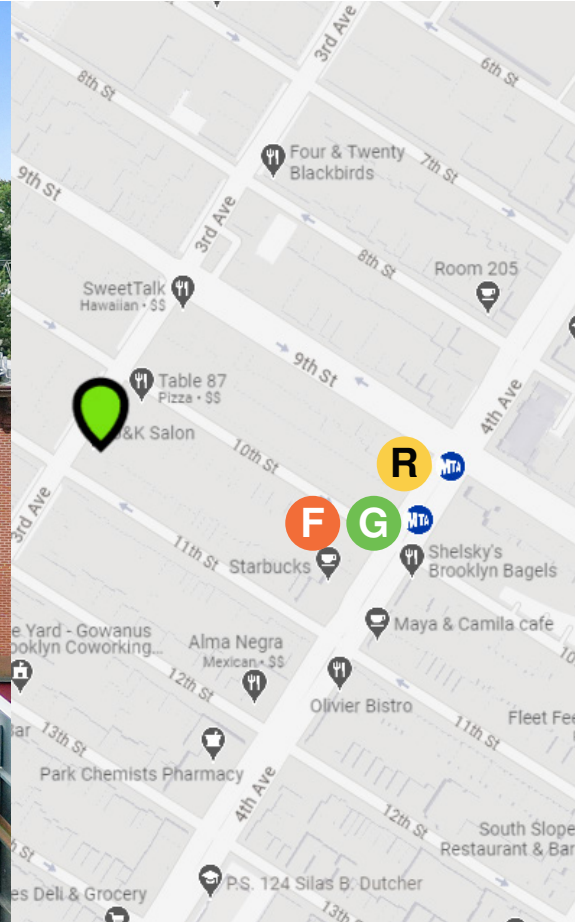


IPRG

489

3RD AVENUE
BROOKLYN, NY 11215

CLOSED



SALE PRICE

\$7,249,986

PROPERTY DESCRIPTION

BLOCK & LOT:	01015-0003
NEIGHBORHOOD:	Gowanus
CROSS STREETS:	10th St & 11th St
PROPERTY DIMENSIONS:	36.5 ft x 50 ft
LOT DIMENSIONS:	36.5 ft x 70 ft
ZONING:	R6A, C2-4
FAR:	3.0
TAX CLASS:	2B

SALE METRICS

8 Apts & 2 Stores

of Units

7,598

Approx. SF

\$805,554

Price/Unit

\$954

Price/SF

6.29%

Current Cap Rate

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

ADAM
LOBEL
718.360.8815

TOBY
WARING
718.360.8837

SAMANTHA
KATZ
718.360.4834

ALON
KAHAN
718.360.8678