

1098 MANHATTAN AVENUE, BROOKLYN, NY 11222

EXCLUSIVE OFFERING MEMORANDUM



Mixed-Use Property with Development Potential in Greenpoint

IPRG

1098 MANHATTAN AVENUE, BROOKLYN, NY 11222



MIXED-USE PROPERTY WITH DEVELOPMENT OPPORTUNITY

1098 MANHATTAN AVENUE, BROOKLYN, NY 11222

MIXED-USE PROPERTY WITH DEVELOPMENT POTENTIAL **FOR SALE**

TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

Derek Bestreich	Luke Sproviero	Donal Flaherty	Corey Haynes	Thomas Ventura	Sal Monteverde
President	Founding Partner	Managing Partner	Senior Associate	Associate	Associate
718.360.8802	718.360.8803	718.360.8823	718.360.1942	718.360.2767	718.360.5933
derek@iprg.com	luke@iprg.com	donal@iprg.com	chaynes@iprg.com	tventura@iprg.com	smonteverde@iprg.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

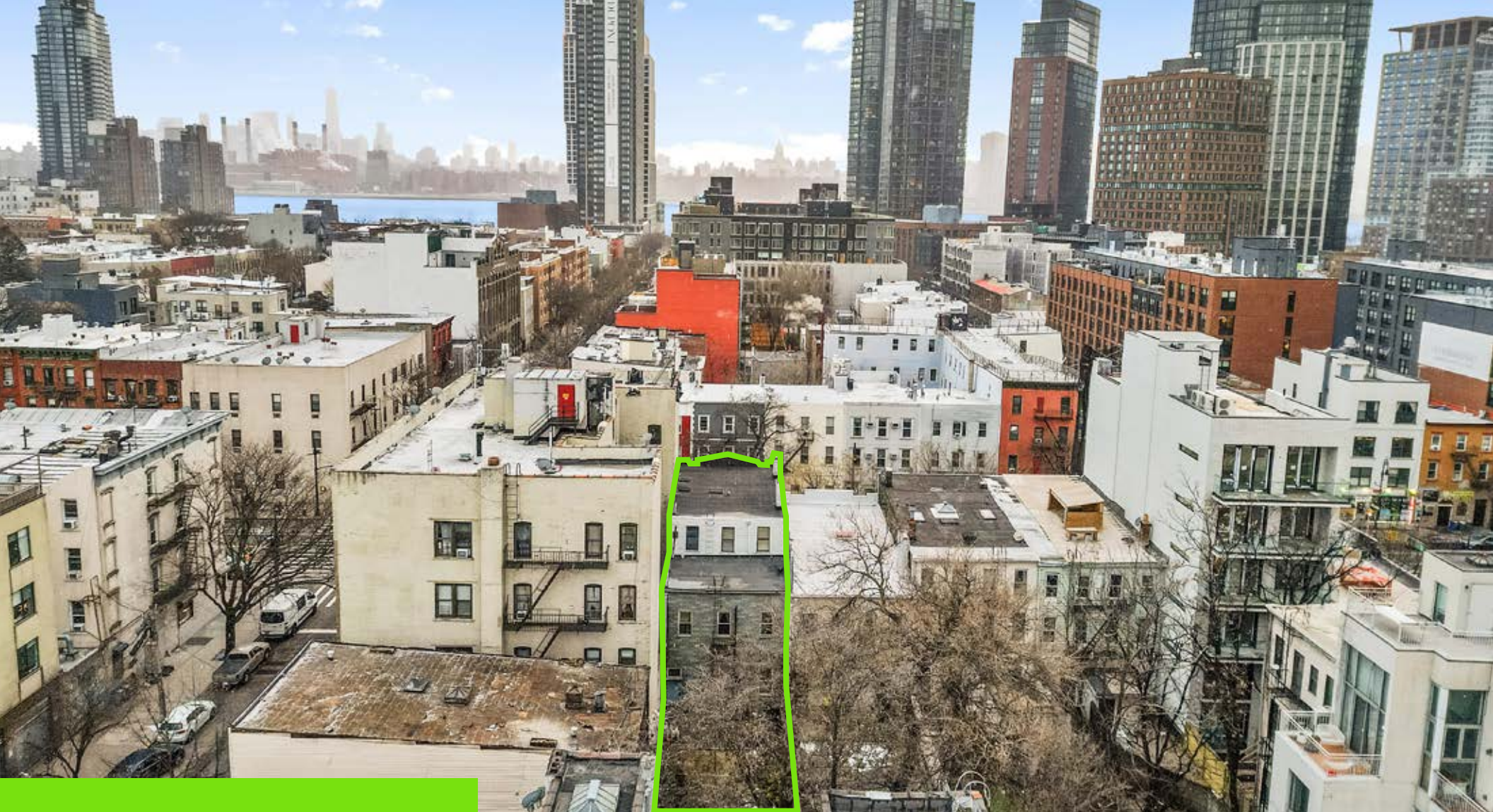
www.iprg.com

IPRG

INVESTMENT PRICING

1098 MANHATTAN AVENUE





OFFERING PRICE
\$3,800,000

INVESTMENT HIGHLIGHTS

-DELIVERED VACANT
-LOCATED IN OPPORTUNITY ZONE

5 Apts & 1 Store
of Units

25 ft x 100 ft
Lot Dimensions

10,000
As-of-Right Buildable SF

\$380
Price/As-of-Right SF

12,525
Universal Affordability Preference SF

\$303
Price/UAP SF

4.0
FAR

R7A, C2-4
Zoning

IPRG

PROPERTY INFORMATION

1098 MANHATTAN AVENUE



1098 MANHATTAN AVENUE, BROOKLYN, NY 11222

INVESTMENT SUMMARY

MIXED-USE PROPERTY WITH DEVELOPMENT OPPORTUNITY **FOR SALE**

Investment Property Realty Group (IPRG) has been exclusively retained to market the sale of 1098 Manhattan Avenue, a prime mixed-use property situated between Dupont Street and Clay Street in the highly sought-after Greenpoint neighborhood of Brooklyn.

This well-positioned asset comprises five residential units and one commercial space, all of which will be delivered vacant, providing a unique opportunity for redevelopment or repositioning. The existing structure spans approximately 3,750 square feet, with dimensions of 25 ft x 55 ft on the first and second floors and 25 ft x 40 ft on the third floor. The property occupies a 25 ft x 100 ft lot and is zoned R7A, C2-4, offering a 4.0 FAR and 10,000 as-of-right buildable square feet, with up to 12,525 square feet under the Universal Affordability Preference (UAP) program.

The property is located within walking distance to the G subway line.

HIGHLIGHTS

- Delivered Vacant
- Located in a Qualified Opportunity Zone
- 10,000 Approx. Buildable SF

BUILDING INFORMATION

BLOCK & LOT:	02488-0003
NEIGHBORHOOD:	Greenpoint
CROSS STREETS:	Dupont St & Clay St
BUILDING DIMENSIONS:	1st & 2nd Fl: 25' x 55' 3rd Fl: 25' x 40'
LOT DIMENSIONS:	25' x 100'
# OF UNITS:	5 Apts & 1 Store (Delivered Vacant)
APPROX. EXISTING SF:	3,750
ZONING:	R7A, C2-4
FAR:	4.0
TAX CLASS / ANNUAL TAXES:	2A / \$8,690

TAX MAP



MIXED-USE PROPERTY WITH DEVELOPMENT OPPORTUNITY **FOR SALE**

[illegible]

1098 MANHATTAN AVENUE, BROOKLYN, NY 11222

MIXED-USE PROPERTY WITH DEVELOPMENT OPPORTUNITY **FOR SALE**

ADDITIONAL PROPERTY PHOTOS





1098 MANHATTAN AVENUE, BROOKLYN, NY 11222

MIXED-USE PROPERTY WITH DEVELOPMENT OPPORTUNITY FOR SALE

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS

Derek Bestreich

President

718.360.8802

derek@iprg.com

Luke Sproviero

Founding Partner

718.360.8803

luke@iprg.com

Donal Flaherty

Managing Partner

718.360.8823

donal@iprg.com

Corey Haynes

Senior Associate

718.360.1942

chaynes@iprg.com

Thomas Ventura

Associate

718.360.2767

tventura@iprg.com

Sal Monteverde

Associate

718.360.5933

smonteverde@iprg.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.