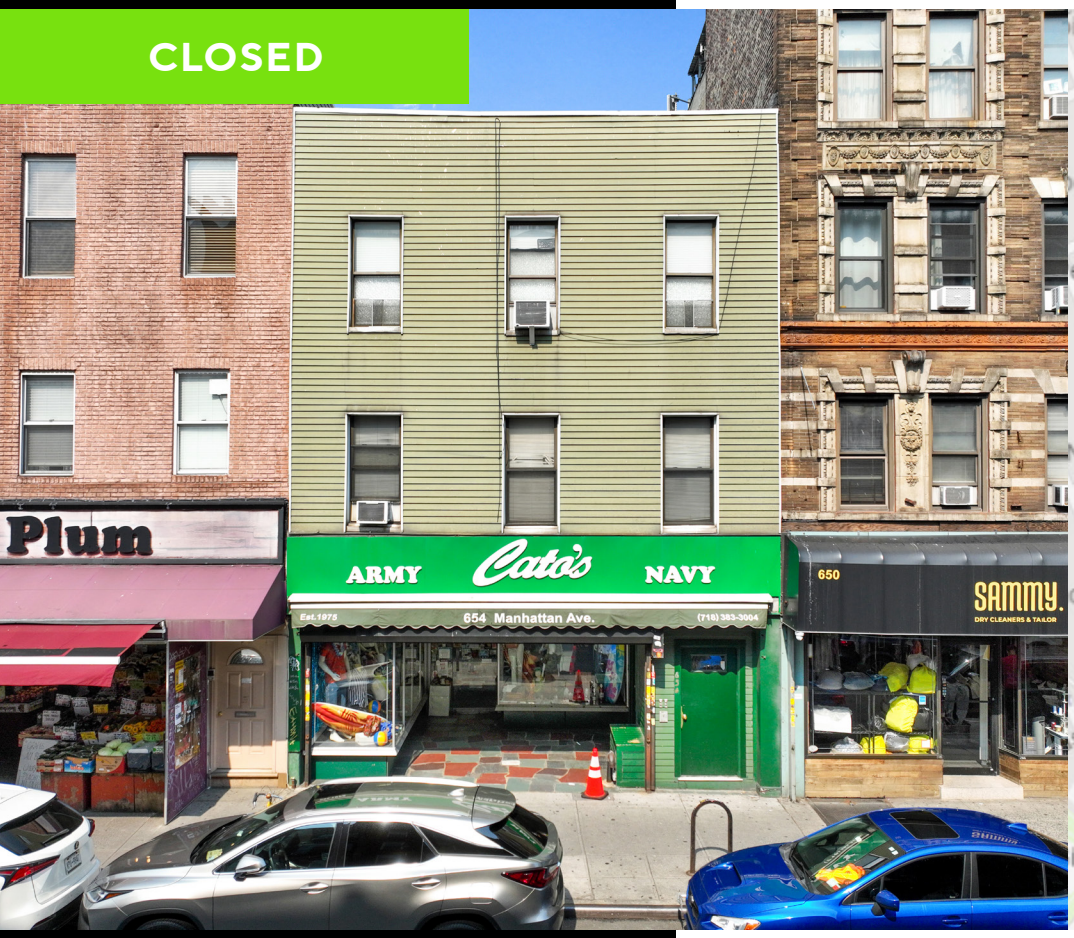
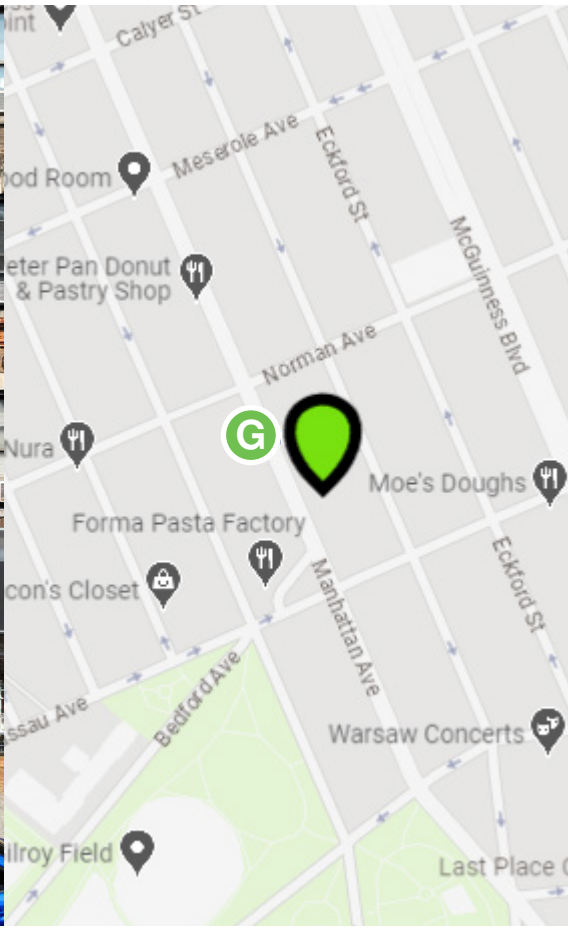
IPRG

654 MANHATTAN AVENUE BROOKLYN, NY 11222

CLOSED





SALE PRICE

$3,900,000

PROPERTY DESCRIPTION

BLOCK & LOT:	02647-0044
NEIGHBORHOOD:	Greenpoint
CROSS STREETS:	Norman Ave & Nassau Ave
LOT DIMENSIONS:	26 ft x 100 ft
ZONING:	R6A, C2-4
FAR:	3
TAX CLASS:	2A
NOTES:	Delivered Vacant

SALE METRICS

4 Apts & 1 Store # of Units	4,563 SF Approx. SF
26 ft x 100 ft Ground Floor Dimensions	26 ft x 42 ft 2nd & 3rd Floor Dimensions
26 ft x 100 ft Lot Dimensions	7.73% Pro Forma Cap Rate
$780,000 Price/Unit	$855 Price/SF

DELIVERED VACANT

DEREK BESTREICH **718.360.8802**

LUKE SPROVIERO **718.360.8803**

DONAL FLAHERTY **718.360.8823**

COREY HAYNES **718.360.1942**

THOMAS VENTURA **718.360.2767**

SAL MONTEVERDE **718.360.5933**