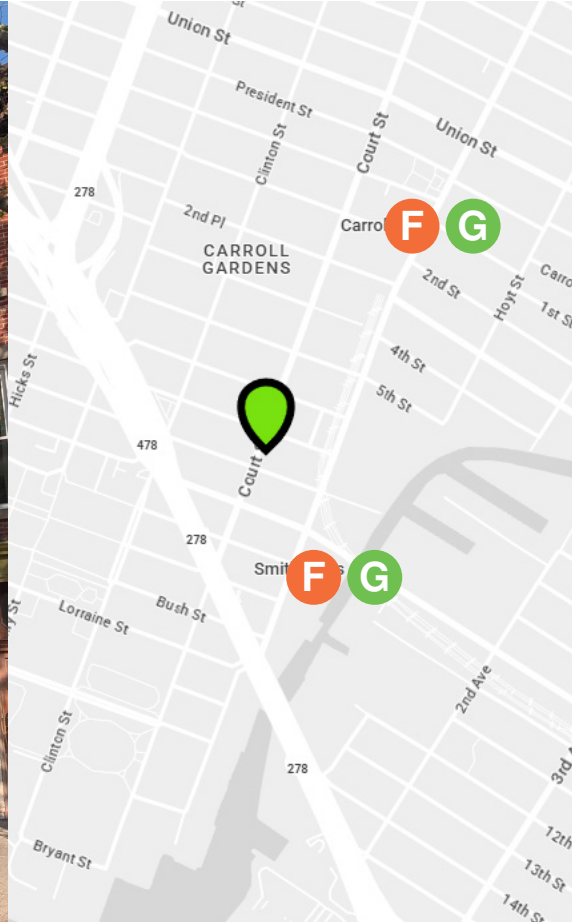


IPRG

491 COURT STREET BROOKLYN, NY 11231

CLOSED



SALE PRICE

\$2,100,000

PROPERTY DESCRIPTION

BLOCK & LOT:	00474-0004
NEIGHBORHOOD:	Carroll Gardens
CROSS STREETS:	Nelson St & Huntington St
PROPERTY DIMENSIONS:	19.5 ft x 45 ft
LOT DIMENSIONS:	19.5 ft x 80 ft
ZONING:	R6A, C2-4
FAR:	3.0
TAX CLASS/ANNUAL TAXES:	1 / \$7,234/Yr

INVESTMENT HIGHLIGHTS

3 Units	2,633
# of Units	Approx. Existing SF
4,680	\$798
As-Of-Right Buildable SF	Price/Existing SF

DELIVERED VACANT WITH APPROVED PLANS

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