

IPRG

1094 HANCOCK STREET BROOKLYN, NY 11221

CLOSED

SALE METRICS

4 Apts & 1 Store

of Units

3,600

Approx. SF

\$350,000

Price/Unit

\$486

Price/SF

DELIVERED VACANT

SALE PRICE

\$1,750,000

DEAL STORY

1094 HANCOCK STREET - BUSHWICK, BROOKLYN

IPRG was exclusively hired to sell the property in 2021, albeit unsuccessfully due to difficult Covid market conditions and non-paying tenants. Over the next few years, ownership attempted to engage buyers themselves but was unable to execute a deal. In 2026, ownership exclusively hired our team again to market the property. We strategized with ownership and their attorneys to successfully position the building for a smooth sale vacant of all tenants. Once this was accomplished, IPRG utilized a targeted approach to quickly identify the top vacant buyers and was able to procure over 20 written offers to get the deal to the closing table for the first time in 38 years. This deal not only displays IPRG's ability to add value, getting owners more money than they can without representation, but also the durability to stick with any client regardless of the challenge.

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