

726 MANHATTAN AVENUE, BROOKLYN, NY 11222

EXCLUSIVE OFFERING MEMORANDUM



Vacant Development Site on a Prime Retail Block in Greenpoint

IPRG

726 MANHATTAN AVENUE, BROOKLYN, NY 11222

IPRG VACANT DEVELOPMENT SITE ON A PRIME RETAIL BLOCK **726 MANHATTAN AVENUE, BROOKLYN, NY 11222**

VACANT DEVELOPMENT SITE ON A PRIME RETAIL BLOCK IN GREENPOINT **FOR SALE**

TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

FOR MORE INFORMATION,
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INVESTMENT PRICING

726 MANHATTAN AVENUE





OFFERING PRICE
\$2,995,000

INVESTMENT HIGHLIGHTS

7,500
Approx. Buildable SF

25 ft x 100 ft
Lot Dimensions

C4-3A
Zoning

DELIVERED VACANT

\$399
\$/BSF

1,450
Existing Building Size

3.0
FAR

IPRG

PROPERTY INFORMATION

726 MANHATTAN AVENUE



Investment Property Realty Group (IPRG) has been exclusively retained to sell 726 Manhattan Avenue. The property is situated on Manhattan Avenue between Meserole Avenue and Norman Avenue in the heart of Greenpoint, Brooklyn.

This single-story commercial building comprises one unit and measures approximately 25 feet by 58 feet, totaling about 1,450 square feet. The lot itself is 25 feet by 100 feet. Zoned C4-3A with a Floor Area Ratio (FAR) of 3.0, the site offers approximately 7,500 buildable square feet, presenting significant redevelopment potential.

726 Manhattan Avenue is ideally located just nine doors down from the G subway line, providing excellent accessibility.

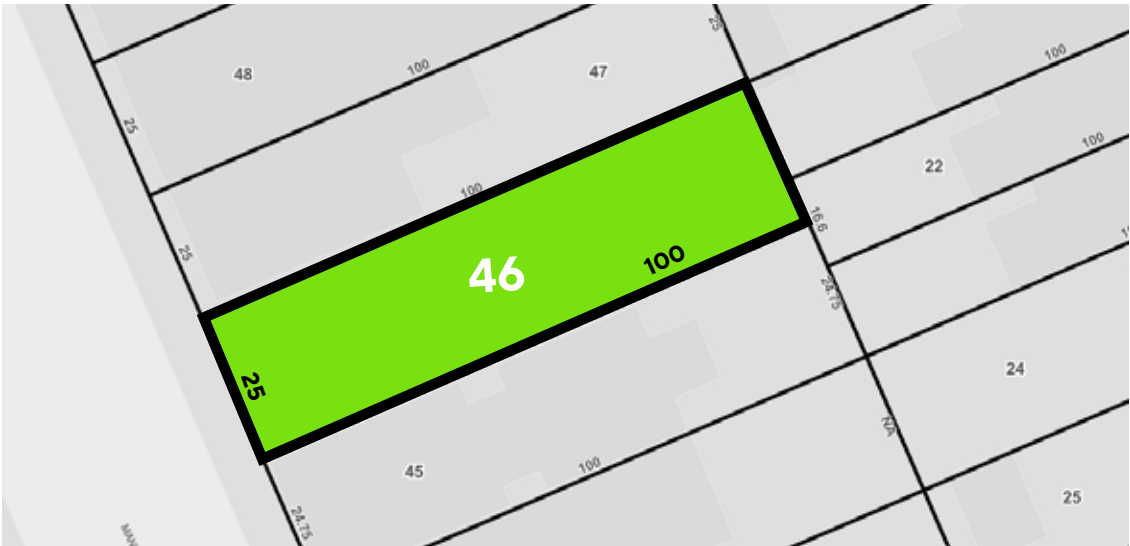
HIGHLIGHTS

- Development opportunity in great location
- Delivered Vacant

BUILDING INFORMATION

BLOCK & LOT:	02620-0046
NEIGHBORHOOD:	Greenpoint
CROSS STREETS:	Meserole Ave & Norman Ave
BUILDING DIMENSIONS:	25 ft x 58 ft
LOT DIMENSIONS:	25 ft x 100 ft
APPROX. EXISTING SF:	1,450
ZONING:	C4-3A
APPROX. BUILDABLE SF:	7,500
FAR:	3.0
TAX CLASS / ANNUAL TAXES:	4 / \$10,461

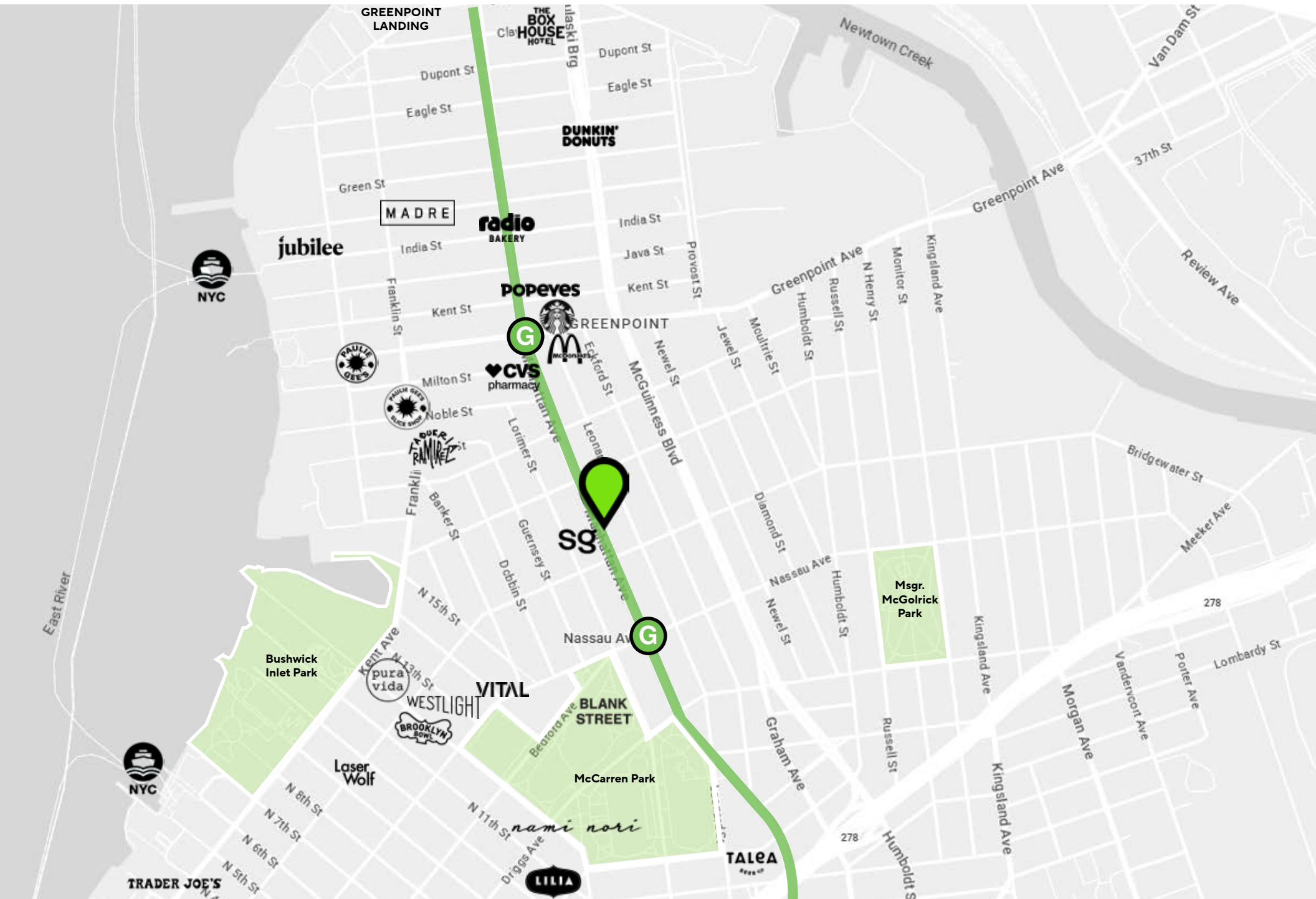
TAX MAP



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PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS



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