

284-286 NASSAU AVENUE, BROOKLYN, NY 11222

EXCLUSIVE OFFERING MEMORANDUM

Greenpoint Development Opportunity



IPRG

284-286 NASSAU AVENUE, BROOKLYN, NY 11222



DEVELOPMENT OPPORTUNITY FOR SALE

284-286 NASSAU AVENUE, BROOKLYN, NY 11222

GREENPOINT DEVELOPMENT OPPORTUNITY FOR SALE

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FOR MORE INFORMATION,
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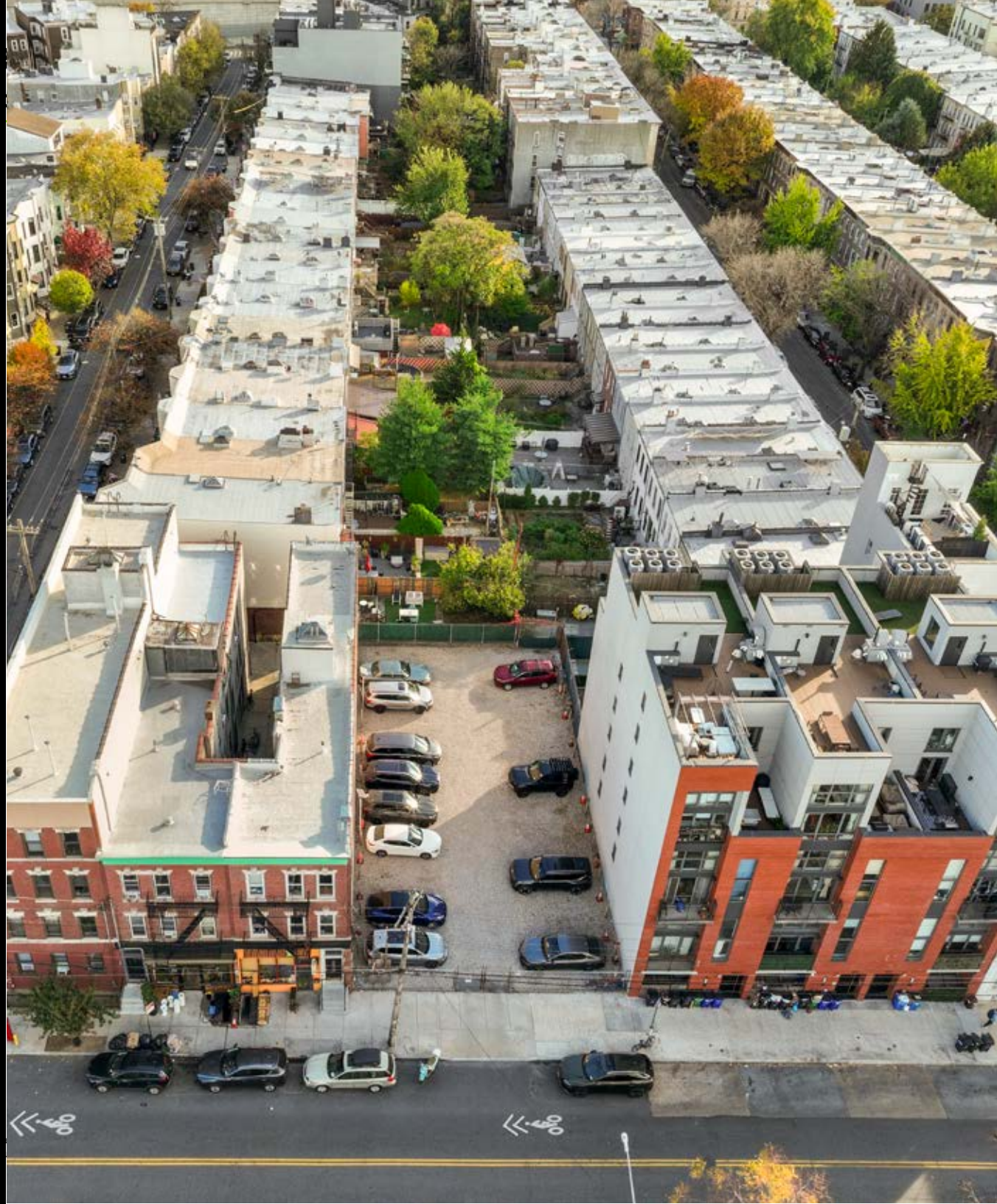
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INVESTMENT PRICING

284-286 NASSAU AVENUE





OFFERING PRICE

\$4,000,000

INVESTMENT HIGHLIGHTS

10,000
Approx. Buildable SF

50 ft x 100 ft
Lot Dimensions

R6B
Zoning

VACANT LOT

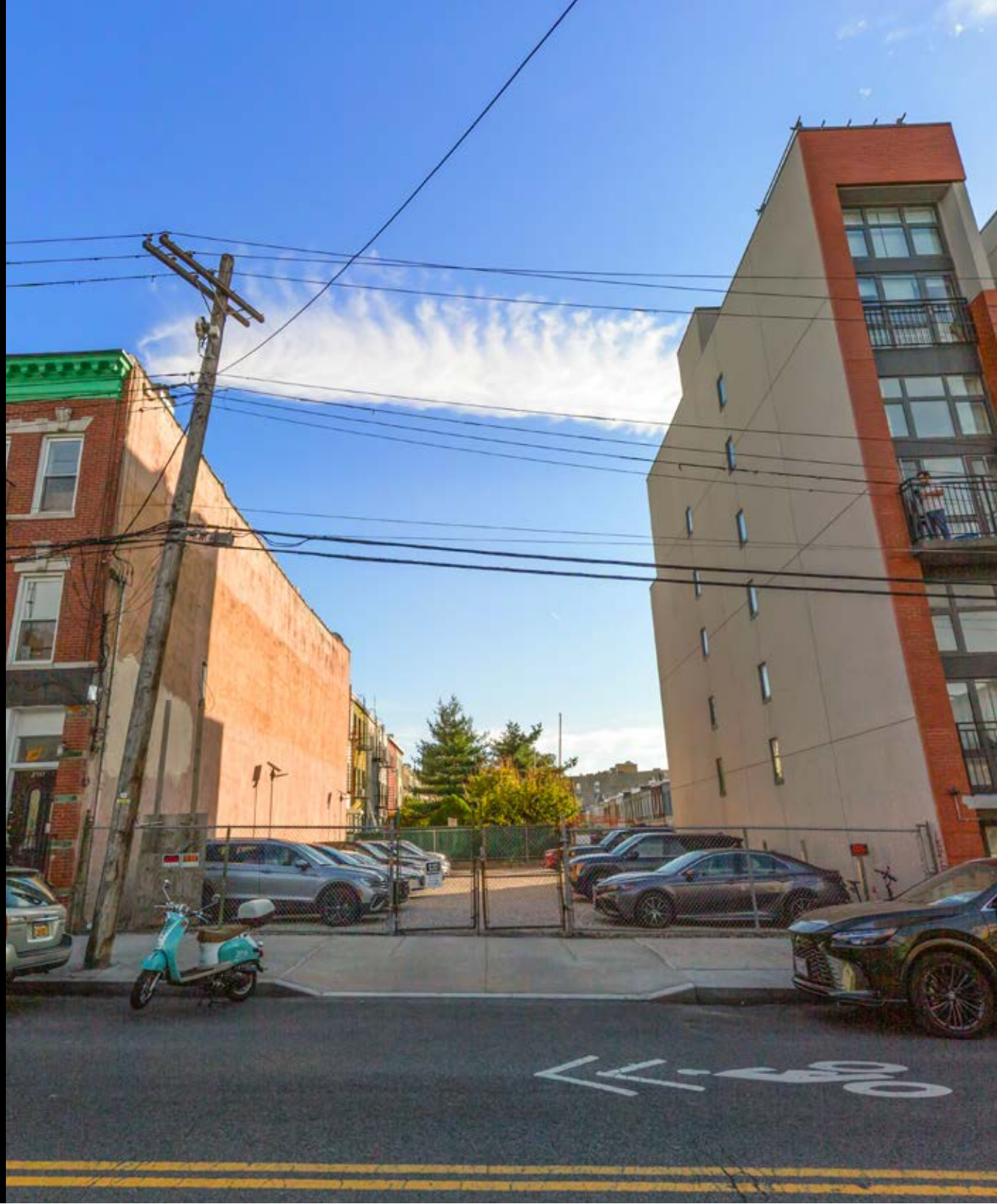
\$400
\$/BSF

2.0
FAR

IPRG

PROPERTY INFORMATION

284-286 NASSAU AVENUE



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GREENPOINT DEVELOPMENT OPPORTUNITY **FOR SALE**

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 284-286 Nassau Avenue.

The subject property is located between Morgan Avenue and Hausman Street in the Greenpoint section of Brooklyn.

284-286 Nassau Ave is a 50 ft x 100 ft vacant lot with R6B Zoning. This Property offers 10,000 buildable sf as-of-right, and 12,000 total buildable sf via UAP.

284-286 Nassau Avenue is located within walking distance to the G subway line.

BUILDING INFORMATION

BLOCK & LOT:	02691-0005
NEIGHBORHOOD:	Greenpoint
CROSS STREETS:	Morgan Ave & Hausman St
LOT DIMENSIONS:	50 ft x 100 ft
TOTAL BUILDABLE SF:	10,000
ZONING:	R6B
FAR:	2.0
TAX CLASS:	4
NOTES:	Vacant Lot

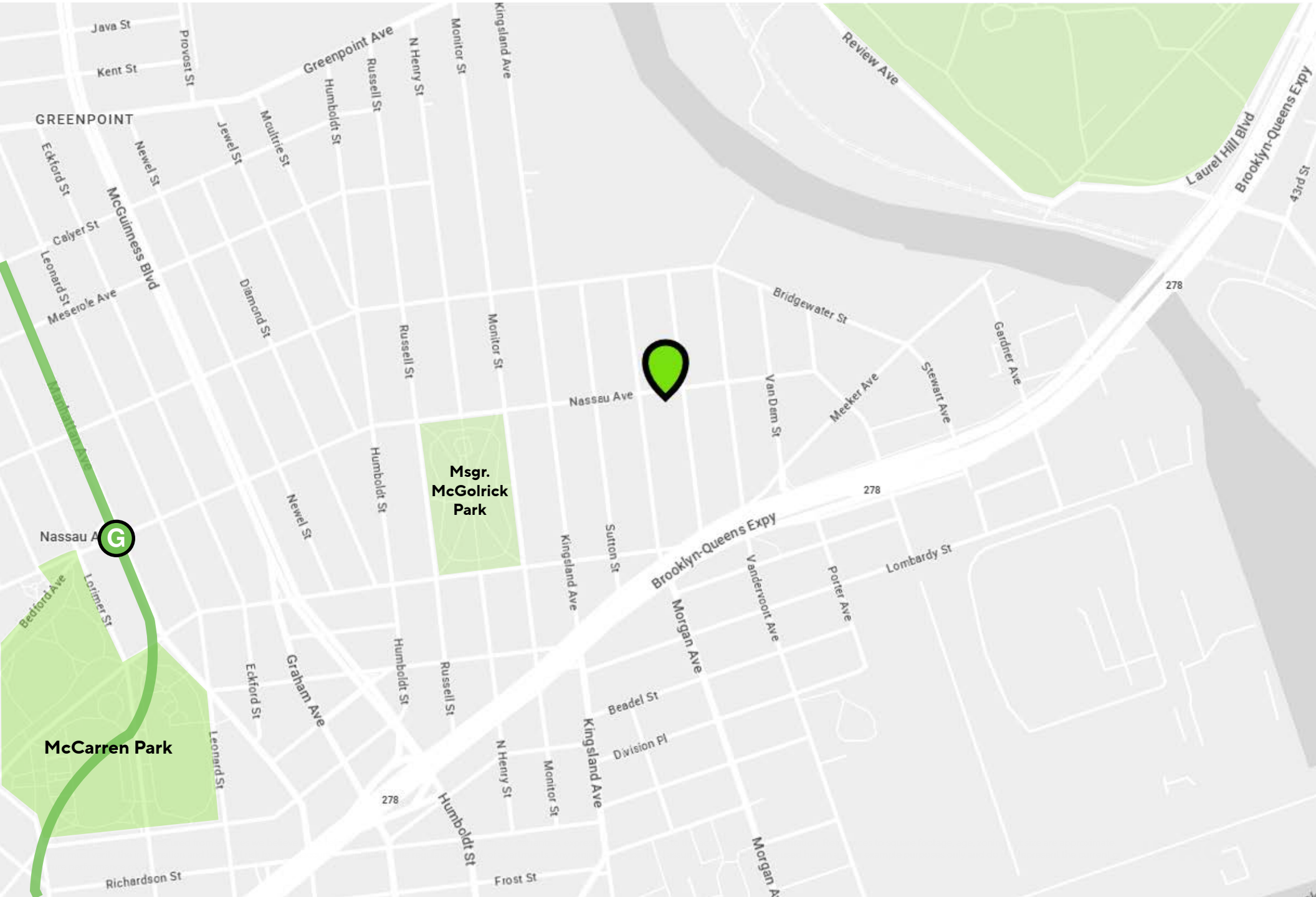
TAX MAP



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PROPERTY MAP



284-286 NASSAU AVENUE, BROOKLYN, NY 11222

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ADDITIONAL PROPERTY PHOTOS





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