

247 LEONARD STREET, BROOKLYN, NY 11211

EXCLUSIVE OFFERING MEMORANDUM

Vacant Three Family in Prime Williamsburg



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247 LEONARD STREET, BROOKLYN, NY 11211

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VACANT THREE FAMILY IN PRIME WILLIAMSBURG FOR SALE

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VACANT THREE FAMILY IN PRIME WILLIAMSBURG **FOR SALE**

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

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INVESTMENT PRICING

247 LEONARD STREET





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OFFERING PRICE

\$2,000,00

INVESTMENT HIGHLIGHTS

3 Apartments
of Units

2,340
Approx. SF

\$855
Price/SF

\$666,666
Price/Unit

DELIVERED VACANT

I PRG

PROPERTY INFORMATION

247 LEONARD STREET



Investment Property Realty Group (IPRG) has been exclusively retained to sell 247 Leonard Street. The subject property is located in a highly desirable location between Ainslie and Powers Street in Williamsburg, Brooklyn.

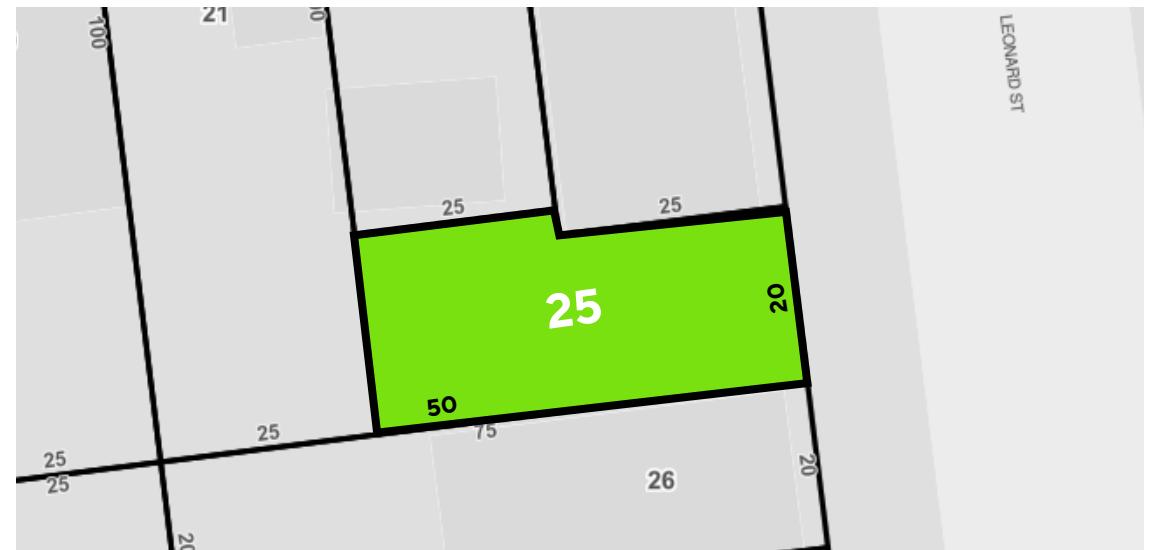
The property offers 3 free market apartments that will be delivered vacant. 247 Leonard Street is built 20 ft x 39 ft, offering approximately 2,340 square feet and sits on a 20 ft x 50 ft lot.

The property is located within walking distance to the Metropolitan Ave / Lorimer Street L & G subway station.

BUILDING INFORMATION

BLOCK & LOT:	02774-0025
NEIGHBORHOOD:	Williamsburg
CROSS STREETS:	Ainslie Street & Powers Street
BUILDING DIMENSIONS:	20 ft x 39 ft
LOT DIMENSIONS:	20 ft x 50 ft
# OF UNITS:	3 Apts
APPROX. TOTAL SF:	2,340 SF
ZONING:	R6B
FAR:	2.0
TAX CLASS / ANNUAL TAXES:	Tax Class 1 / \$5,147

TAX MAP



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PROPERTY MAP





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INTERIOR PHOTOS



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ADDITIONAL PROPERTY PHOTOS





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