

247 LEONARD STREET, BROOKLYN, NY 11211

EXCLUSIVE OFFERING MEMORANDUM

Vacant Three Family in Prime Williamsburg



IPRG

247 LEONARD STREET, BROOKLYN, NY 11211

IPRG

FAMILY IN PRIME WILLIAMSBURG FOR SALE

247 LEONARD STREET, BROOKLYN, NY 11211

VACANT THREE FAMILY IN PRIME WILLIAMSBURG FOR SALE

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FOR MORE INFORMATION,
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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

IPRG

PROPERTY INFORMATION

247 LEONARD STREET



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INVESTMENT SUMMARY

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.

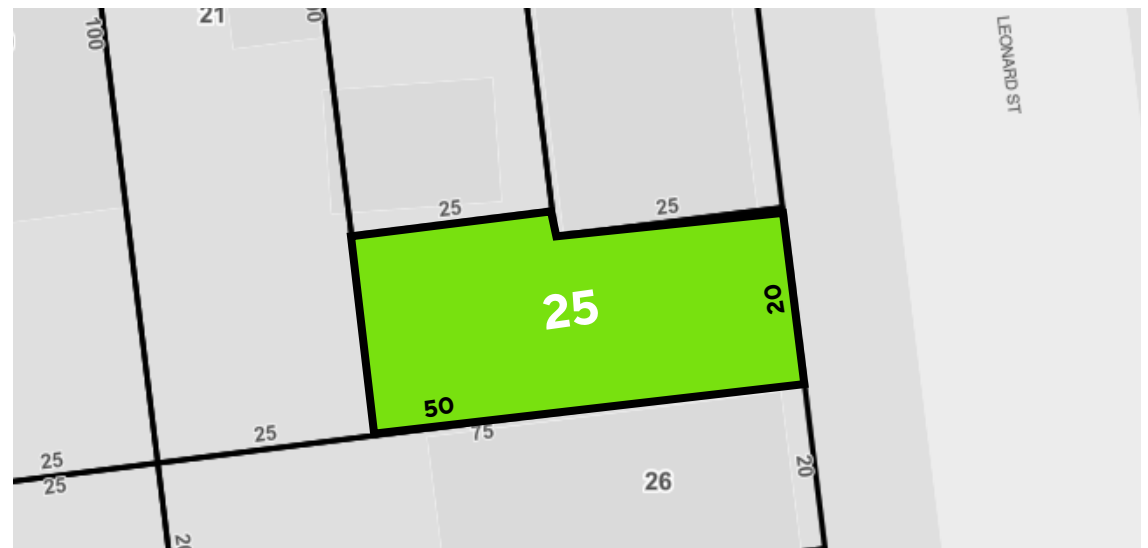
The property offers 3 free market apartments that will be delivered vacant. 247 Leonard Street is built 20 ft x 39 ft, offering approximately 2,340 square feet and sits on a 20 ft x 50 ft lot.

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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FLOOR PLANS



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INTERIOR PHOTOS



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ADDITIONAL PROPERTY PHOTOS





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