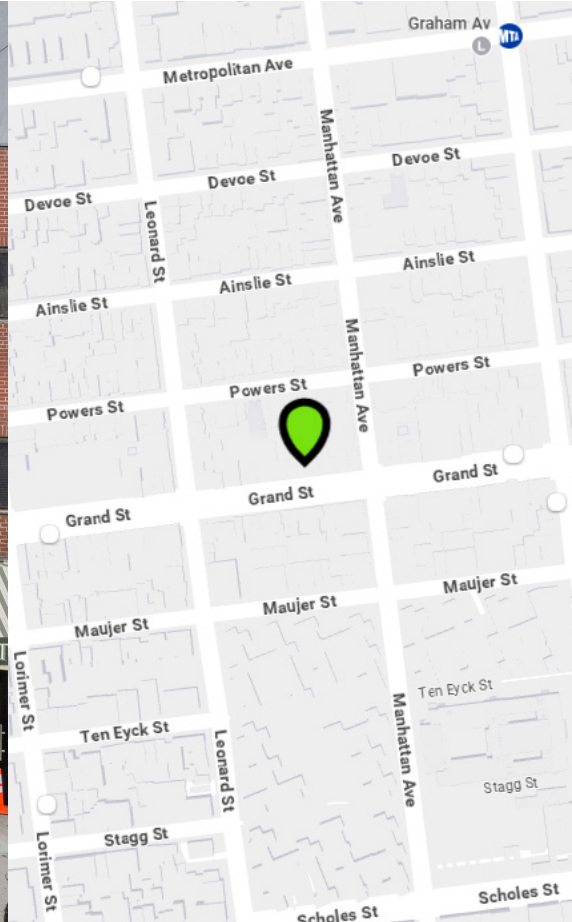


IPRG

653 GRAND STREET
BROOKLYN, NY 11211

CLOSED



SALE PRICE

\$3,500,000

PROPERTY DESCRIPTION

BLOCK & LOT:	02781-0033
NEIGHBORHOOD:	Williamsburg
CROSS STREETS:	Manhattan Ave & Leonard St
PROPERTY DIMENSIONS:	25 ft x 45 ft
LOT DIMENSIONS:	25 ft x 100 ft
ZONING:	C4-4A
FAR:	4
TAX CLASS:	1

SALE METRICS

2 Apts and 1 Store	4,750
# of Units	Approx. Existing SF
25 ft x 100 ft	10,000
Lot Dimensions	Approx. Buildable SF
\$737	\$350
Price/Existing SF	\$/BSF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

DONAL
FLAHERTY
718.360.8823

COREY
HAYNES
718.360.1942

THOMAS
VENTURA
718.360.2767

SAL
MONTEVERDE
718.360.5933