

IPRG

321 GRAND STREET BROOKLYN, NY 11211

CLOSED

SALE METRICS

2 Apts & 1 Store

of Units

3,162

Approx. SF

\$983,333

Price/Unit

\$932

Price/SF

SALE PRICE

\$2,950,000

DEAL STORY

321 GRAND STREET - WILLIAMSBURG, BROOKLYN

IPRG was exclusively engaged to market a tenant-occupied building with a below-market rent, presenting a challenge in maximizing value for ownership. Through a targeted marketing process, we identified an owner-user who recognized the property's long-term potential and was prepared to move quickly with an all-cash offer. We facilitated discussions with the existing tenant, ultimately coordinating a vacancy 15 days prior to closing. This strategy minimized lost rental income, provided a seamless transition for the buyer, and allowed us to deliver a quick, efficient closing while maximizing proceeds for the seller.

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