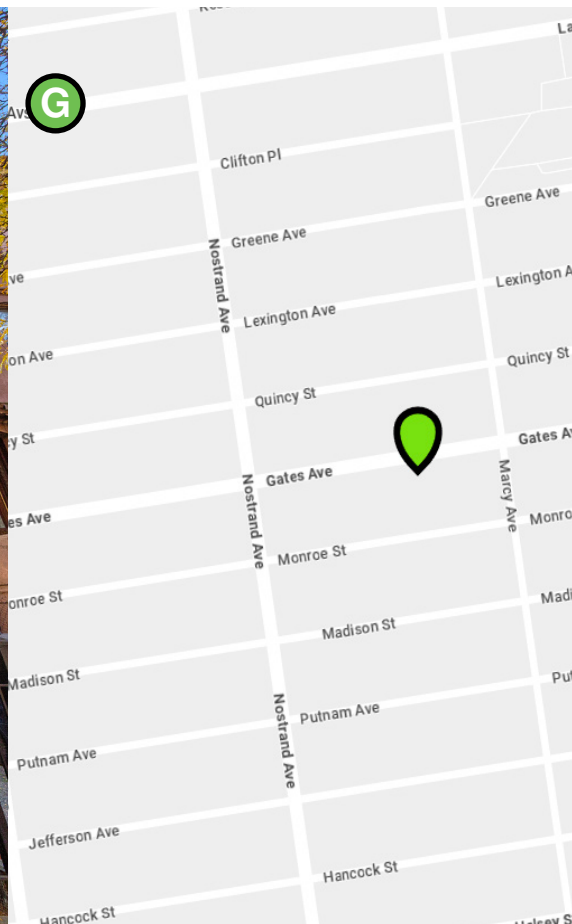


IPRG

442 GATES AVENUE BROOKLYN, NY 11216

CLOSED



SALE PRICE

\$1,550,000

PROPERTY DESCRIPTION

BLOCK & LOT:	01813-0034
NEIGHBORHOOD:	Bedford-Stuyvesant
CROSS STREETS:	Nostrand & Marcy Ave
PROPERTY DIMENSIONS:	20 ft x 40 ft
LOT DIMENSIONS:	20 ft x 100 ft
ZONING:	R6A
FAR:	3.0
TAX CLASS:	2A / \$6,416

INVESTMENT HIGHLIGHTS

4 Apartments*

of Units

3,200

Approx. SF

2,800

Additional Air Rights

R6A

Zoning

\$387,500

Price/Unit

\$483

Price/SF

***DELIVERED MOSTLY VACANT**

DEREK
BESTREICH
718.360.8802

ADAM
LOBEL
718.360.8815

STEVE
REYNOLDS
718.360.2993

TOM
REYNOLDS
718.360.8817

BRIAN
DAVILA
718.360.8849