

128 OAK STREET, BROOKLYN, NY 11222

IPRG

EXCLUSIVE OFFERING MEMORANDUM

One of a kind 4-story Greenpoint townhouse: the quietest block around, two-car driveway, garage and backyard



TABLE OF CONTENTS

- 01 INVESTMENT PRICING
- 02 PROPERTY INFORMATION

FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

Derek Bestreich	Luke Sproviero	Donal Flaherty	Corey Haynes	Thomas Ventura	Sal Monteverde	James Maliszewski
President	Founding Partner	Managing Partner	Senior Director	Associate	Associate	Associate
718.360.8802	718.360.8803	718.360.8823	718.360.1942	718.360.2767	718.360.5933	929.566.5492
derek@iprg.com	luke@iprg.com	donal@iprg.com	chaynes@iprg.com	tventura@iprg.com	smonteverde@iprg.com	jmaliszewski@iprg.com

IPRG

INVESTMENT PRICING

128 OAK STREET



128 OAK STREET, BROOKLYN, NY 11222
ONE OF A KIND 4-STORY GREENPOINT TOWNHOUSE FOR SALE

OFFERING PRICE
\$4,600,000

INVESTMENT HIGHLIGHTS

DELIVERED VACANT

****APPROX. 1,432 SF OF REMAINING AIR RIGHTS****

Development upside: Semi-detached two-family with existing rear structure — potential ADU (accessory dwelling unit) and/or rooftop bulkhead/roof-deck access under City of Yes. (buyer to verify)

2 Family Townhouse
of Units

3,168
Approx. SF

22 ft x 36 ft
Building Dimensions

\$1,452
Price/SF

28 ft x 65 ft
Lot Dimensions

R6B
Zoning

~2,300 SF
Lot Size

IPRG

PROPERTY INFORMATION

128 OAK STREET



128 OAK STREET, BROOKLYN, NY 11222

ONE OF A KIND 4-STORY GREENPOINT TOWNHOUSE **FOR SALE**

INVESTMENT SUMMARY

There is no second 128 Oak Street. This 4-story townhouse sits on the only true elbow block in all of Greenpoint - a rare, gently curving stretch that traffic simply doesn't cut through. The result is a level of quiet and seclusion that's almost unheard of in North Brooklyn: a tree-lined, tucked-away pocket that feels private without sacrificing a single ounce of location.

Then there's the part of this house that stops people in their tracks: a long, private driveway that fits two cars, leading back to a garage and a generous backyard. In a neighborhood where a single parking spot is a luxury, off-street parking for two — plus a garage and outdoor space — is genuinely extraordinary. You won't find another listing like it.

Delivered fully vacant, the home offers roughly 3,168 sf across four floors — a blank canvas ready for an owner to make it their own, with the bones, the space, and the rare amenities that are nearly impossible to replicate here.

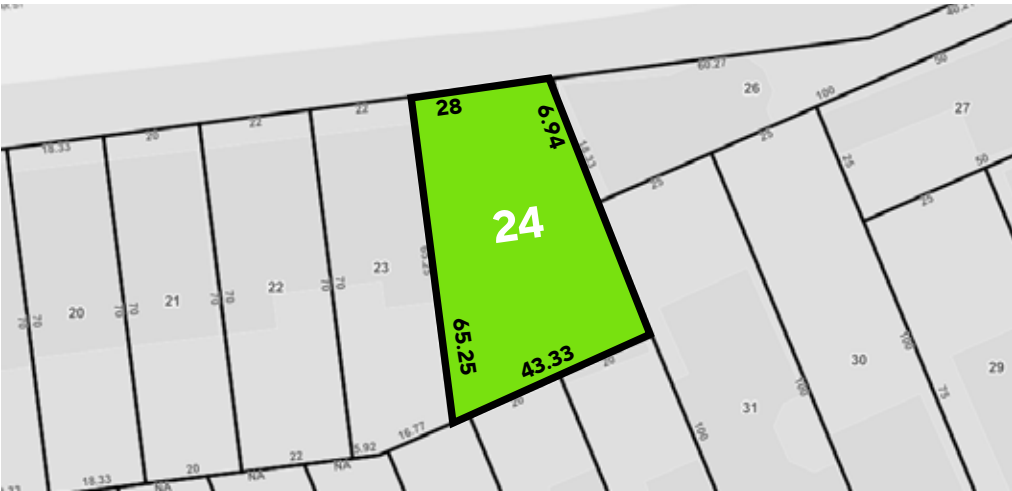
The location is the heart of Greenpoint at its best. The fast-developing waterfront and McCarren Park are just steps away, surrounded by North Brooklyn's finest restaurants, bars, and boutiques — Di An Di, Calexico, Elder Greene, The Pencil Factory, the farmer's market, and more. WNYC Transmitter Park and Greenpoint's waterfront are minutes from your door. The G train is around the corner, the NYC Ferry is a stone's throw away, and the Brooklyn Greenway bike path runs the coast all the way to Coney Island.

Quiet block. Private parking. Private backyard. A home you simply can't find anywhere else in Greenpoint.

BUILDING INFORMATION

BLOCK & LOT:	02572-0024
NEIGHBORHOOD:	Greenpoint
CROSS STREETS:	Guernsey St & Franklin St
BUILDING DIMENSIONS:	22 ft x 36 ft
LOT DIMENSIONS / LOT SIZE:	28 ft x 65 ft / ~2,300 SF
# OF UNITS:	2 Family Townhouse
APPROX. TOTAL SF:	3,168 SF
ZONING:	R6B
FAR:	2.0
TAX CLASS:	1
NOTES:	Delivered Vacant - Potential City of Yes ADU (Accessory Dwelling Unit) optionality and/or rooftop bulkhead/roof-deck access Approx. 1,432 SF of Remaining Air Rights

TAX MAP



128 OAK STREET, BROOKLYN, NY 11222

ONE OF A KIND 4-STORY GREENPOINT TOWNHOUSE **FOR SALE**

PROPERTY MAP



128 OAK STREET, BROOKLYN, NY 11222

ONE OF A KIND 4-STORY GREENPOINT TOWNHOUSE **FOR SALE**



A TRUE GREENPOINT RARITY

This one-of-a kind 4-story townhouse offers something almost unheard of in Greenpoint; a private two car driveway, garage and backyard.

**A rare find with
unmatched
convenience.**

128 OAK STREET, BROOKLYN, NY 11222
ONE OF A KIND 4-STORY GREENPOINT TOWNHOUSE FOR SALE

INTERIOR PROPERTY PHOTOS



128 OAK STREET, BROOKLYN, NY 11222
ONE OF A KIND 4-STORY GREENPOINT TOWNHOUSE FOR SALE

INTERIOR PROPERTY PHOTOS



128 OAK STREET, BROOKLYN, NY 11222
ONE OF A KIND 4-STORY GREENPOINT TOWNHOUSE FOR SALE

EXTERIOR PROPERTY PHOTOS



IPRG

128 OAK STREET, BROOKLYN, NY 11222

ONE OF A KIND 4-STORY GREENPOINT TOWNHOUSE FOR SALE

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS

Derek Bestreich	Luke Sproviero	Donal Flaherty	Corey Haynes	Thomas Ventura	Sal Monteverde	James Maliszewski
President	Founding Partner	Managing Partner	Senior Director	Associate	Associate	Associate
718.360.8802	718.360.8803	718.360.8823	718.360.1942	718.360.2767	718.360.5933	929.566.5492
derek@iprg.com	luke@iprg.com	donal@iprg.com	chaynes@iprg.com	tventura@iprg.com	smonteverde@iprg.com	jmaliszewski@iprg.com

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.