

128 OAK STREET, BROOKLYN, NY 11222

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EXCLUSIVE OFFERING MEMORANDUM

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



128 OAK STREET, BROOKLYN, NY 11222

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4-STORY GREENPOINT TOWNHOUSE FOR SALE

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ONE OF A KIND 4-STORY GREENPOINT TOWNHOUSE FOR SALE

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FOR MORE INFORMATION,
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INVESTMENT PRICING

128 OAK STREET





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ONE OF A KIND 4-STORY GREENPOINT TOWNHOUSE FOR SALE

OFFERING PRICE
\$4,700,000

DELIVERED VACANT

INVESTMENT HIGHLIGHTS

2 Family Townhouse
of Units

3,168
Approx. SF

22 ft x 36 ft
Building Dimensions

\$1,484
Price/SF

28 ft x 65 ft
Lot Dimensions

R6B
Zoning

IPRG

PROPERTY INFORMATION

128 OAK STREET



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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.

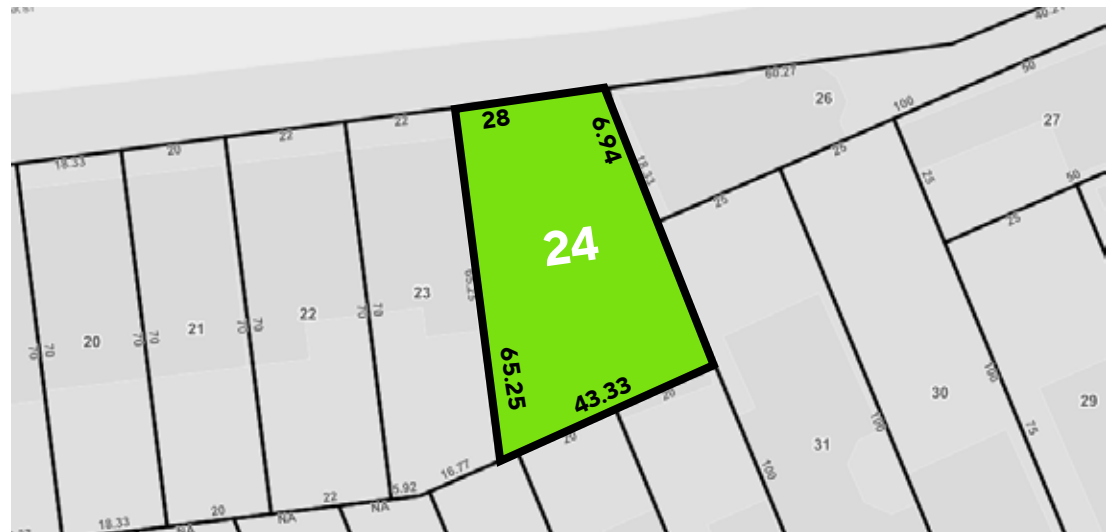
The location is the heart of Greenpoint at its best. The fast-developing waterfront and McCarren Park are just steps away, surrounded by North Brooklyn's finest restaurants, bars, and boutiques – Di An Di, Calexico, Elder Greene, The Pencil Factory, the farmer's market, and more. WNYC Transmitter Park 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:	28 ft x 65 ft
# OF UNITS:	2 Family Townhouse
APPROX. TOTAL SF:	3,168 SF
ZONING:	R6B
FAR:	2.0
TAX CLASS:	1
NOTES:	Delivered Vacant

TAX MAP



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PROPERTY MAP



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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.

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INTERIOR PROPERTY PHOTOS



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ONE OF A KIND 4-STORY GREENPOINT TOWNHOUSE FOR SALE

EXTERIOR PROPERTY PHOTOS





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