

723 6TH AVENUE, BROOKLYN, NY 11215

EXCLUSIVE OFFERING MEMORANDUM

Vacant Corner Mixed-Use Building For Sale



IPRG

723 6TH AVENUE, BROOKLYN, NY 11215

IPRG MIXED-USE BUILDING FOR SALE

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VACANT CORNER MIXED-USE BUILDING FOR SALE

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FOR MORE INFORMATION,
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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.

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INVESTMENT PRICING

723 6TH AVENUE





OFFERING PRICE
\$2,750,000

INVESTMENT HIGHLIGHTS

3 Apts, 1 Store & 2 Garages
of Units

4,375
Approx. SF

DELIVERED VACANT

6.50%
Projected Cap Rate

\$629
Price/SF

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INCOME & EXPENSES

UNIT	TYPE	PROJECTED RENT	STATUS
1	Store	\$6,500	Vacant
2	2 BR /1 BA	\$5,250	Vacant
3F	2 BR /1 BA	\$4,250	Vacant
3R	2 BR /1 BA	\$4,000	Vacant
Garage	2 Spaces	\$600	Vacant
	MONTHLY:	\$20,600	
	ANNUALLY:	\$247,200	

	PROJECTED
GROSS OPERATING INCOME:	\$ 247,200
RESIDENTIAL VACANCY/COLLECTION LOSS (5%):	\$ (8,100)
RETAIL VACANCY/COLLECTION LOSS (10%):	\$ (8,520)
EFFECTIVE GROSS INCOME:	\$ 230,580
REAL ESTATE TAXES (2A):	\$ (18,051)
GAS HEAT:	\$ (5,625)
INSURANCE:	\$ (6,000)
WATER AND SEWER:	\$ (3,500)
REPAIRS & MAINTENANCE:	\$ (4,500)
SUPER:	\$ (4,800)
MANAGEMENT (4%):	\$ (9,223)
TOTAL EXPENSES:	\$ (51,699)
NET OPERATING INCOME:	\$ 178,881

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PROPERTY INFORMATION

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INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) is pleased to present 723 6th Avenue, a rare 25-foot-wide corner mixed-use property located at the intersection of 6th Avenue and 22nd Street in the heart of Greenwood Heights, Brooklyn. The fully free-market asset consists of three residential apartments, one ground-floor retail space, and two covered garage spaces.

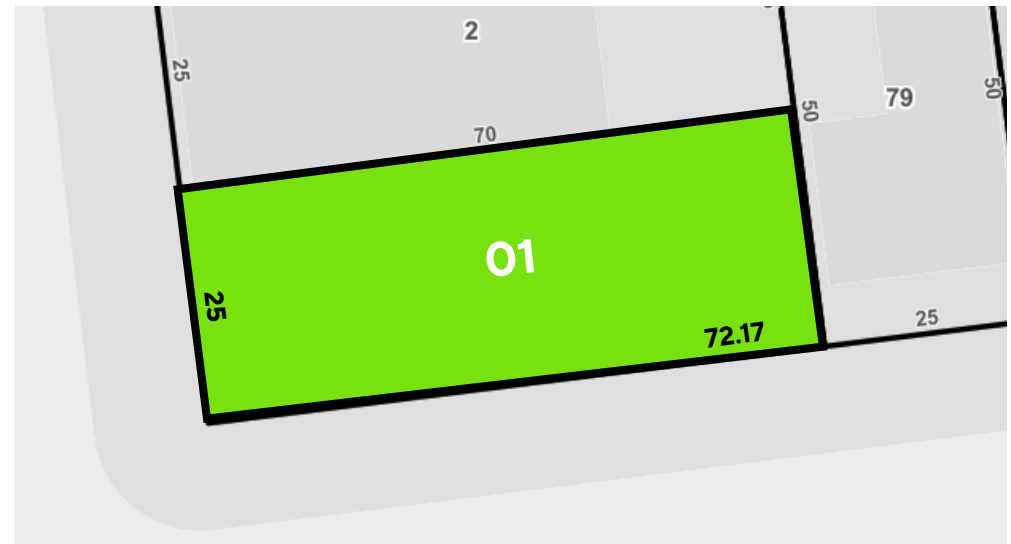
The residential component includes a spacious floor-through two-bedroom, one-bathroom apartment on the second floor, along with two additional two-bedroom, one-bathroom apartments on the third floor. The building measures approximately 25' x 72' on the ground floor and 25' x 50' on the upper levels, providing a substantial footprint and flexible layout.

Situated just a short walk from the New York City Subway R Train at 25th Street and 4th Avenue, the property benefits from excellent connectivity and convenient access to the vibrant retail corridors of 5th Avenue and 6th Avenue. Greenwood Heights continues to attract residents and businesses alike due to its proximity to Park Slope, Industry City, and Sunset Park, making 723 6th Avenue an attractive investment opportunity with stable in-place income and long-term upside potential.

BUILDING INFORMATION

BLOCK & LOT:	00898-0001
NEIGHBORHOOD:	Greenwood Heights
CROSS STREETS:	6th Avenue & 7th Avenue
BUILDING DIMENSIONS:	Ground Floor: 25' x 72' Upper Levels: 25' x 50'
LOT DIMENSIONS:	25 ft x 72.17 ft
# OF UNITS:	3 Apts, 1 Store & 2 Garages
APPROX. TOTAL SF:	4,375
ZONING:	R6B
FAR:	2.0
TAX CLASS / ANNUAL TAXES:	Class 2A / \$18,051

TAX MAP



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PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS



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INTERIOR PHOTOS



The IPRG logo is displayed in a large, bold, white sans-serif font in the upper left corner of the page. The background of the entire page is a grayscale photograph of a multi-story brick building with a modern rooftop structure, situated on a city street with trees and parked cars.

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