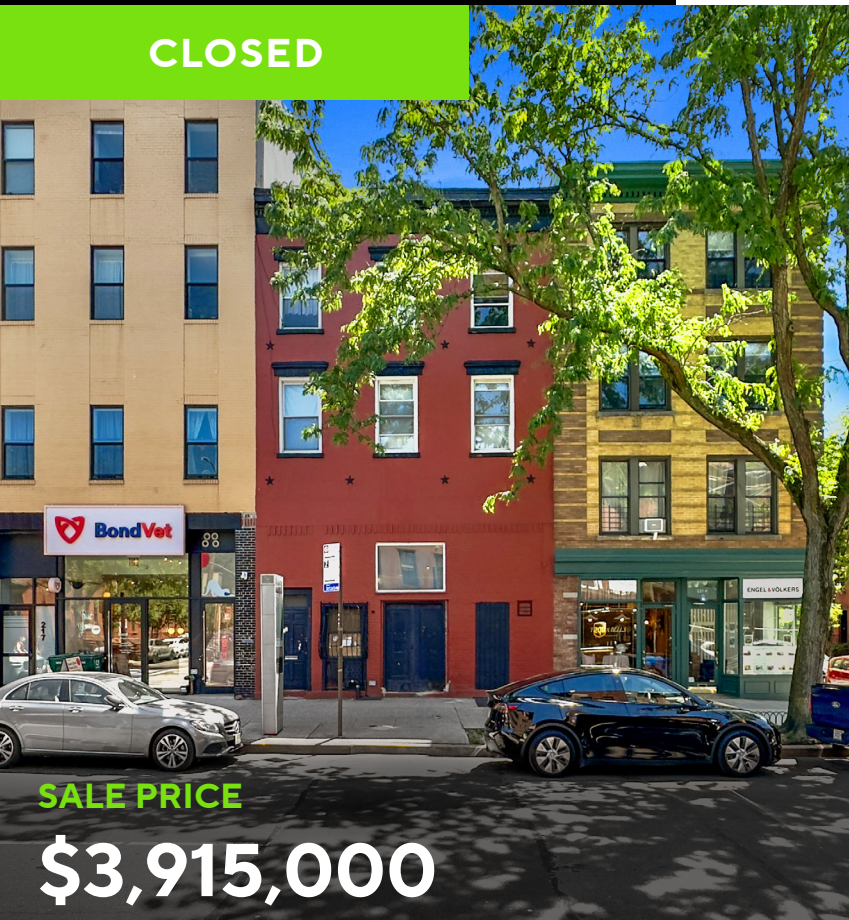


CLOSED



SALE PRICE

\$3,915,000

SALE METRICS

2 Apts & 1 Store

of Units

4,075

Approx. SF

\$1,305,000

Price/Unit

\$961

Price/SF

3,161

Additional Air Rights

DELIVERED VACANT

DEAL STORY

219 COURT STREET - COBBLE HILL, BROOKLYN

After owning the property since the 1960s, the long-time family seller faced mounting challenges, including a vacate order, stop work order, significant structural concerns stemming from improper construction, and substantial back taxes. Following an unsuccessful attempt with another brokerage, the seller exclusively retained Toby Waring and the IPRG team to market and sell the asset.

Located in a prime Brooklyn neighborhood, the approximately 4,074 SF building generated strong investor interest despite its complexities. IPRG's targeted marketing and deep market knowledge quickly produced multiple qualified offers. Toby and the team expertly navigated the structural and tax issues, negotiating a clean, as-is sale that closed at \$3,915,000, or \$961 per square foot.

This successful outcome reflects IPRG's ability to unlock value in challenging properties through strategic positioning and persistent execution.

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