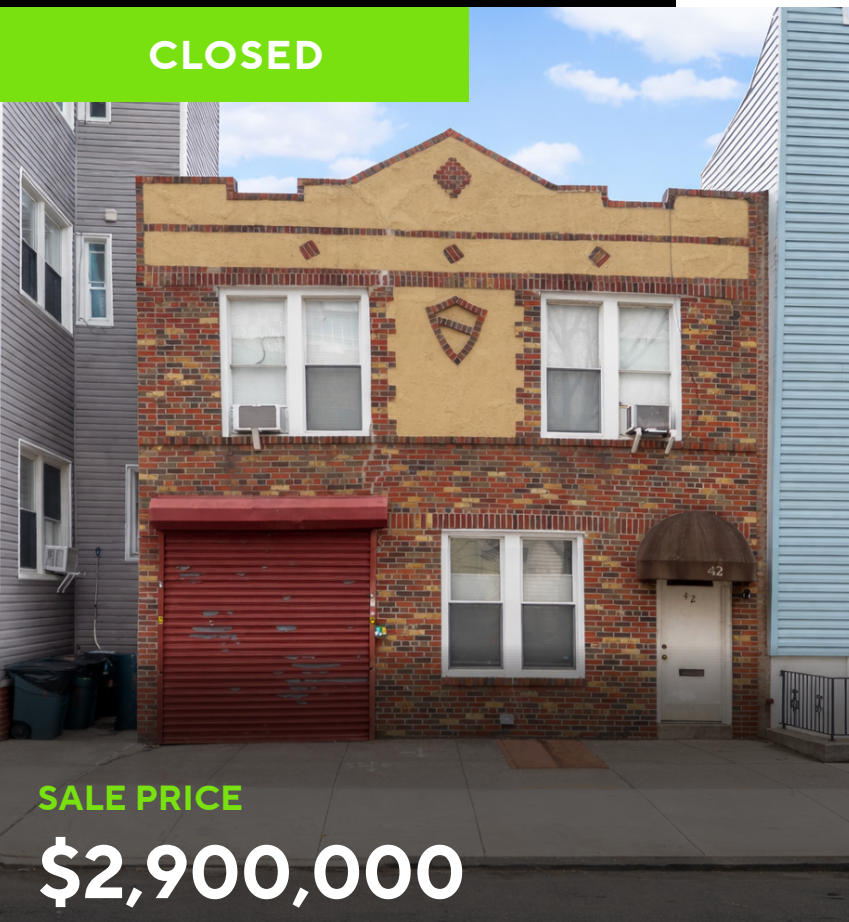


IPRG

42 RICHADSON STREET BROOKLYN, NY 11211

CLOSED



SALE PRICE

\$2,900,000

SALE METRICS

25 ft x 100 ft

Lot Dimensions

3,220 BSF

Additional Air Rights

5,000

Total Buildable SF

\$580

Price/Buildable SF

1,780

Existing SF

\$1,629

Existing Price/SF

DELIVERED VACANT

DEAL STORY

42 RICHARDSON STREET- WILLIAMSBURG, BROOKLYN

After a decade long relationship and after our team selling numerous other similar properties on the block, IPRG was exclusively hired to sell this two story townhouse steps to McCarren Park in Williamsburg. The property had 2 occupied apartments which were delivered vacant at the closing.

The M1-2/R6B/MX8 zoning allowed for a total of 5,000 buildable square feet for development, which the purchaser intends to utilize in the future. The location and curb cut for parking, along with our proactive sales process, resulted in numerous offers pushing the sales price 3% higher than expected. \$580 per buildable SF is a price record for this area.

“Adam and the team over-delivered on every aspect of this sale. Thanks so much!”

-Josephine – Prior Owner of 42 Richardson St

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

ADAM
LOBEL
718.360.8815

DONAL
FLAHERTY
718.360.8823

COREY
HAYNES
718.360.1942

THOMAS
VENTURA
718.360.2767

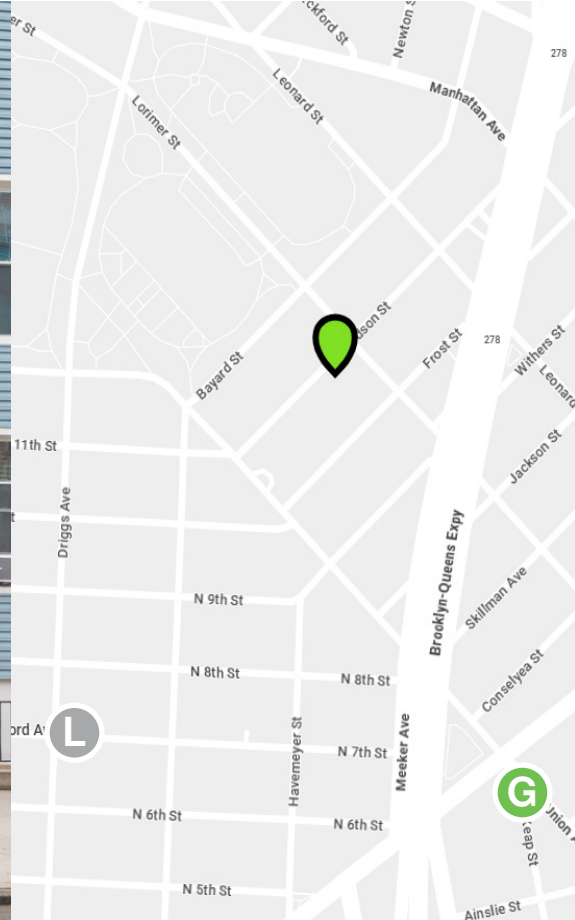
SAL
MONTEVERDE
718.360.5933

JAMES
MALISZEWSKI
929.566.5492

IPRG

42 RICHARDSON STREET BROOKLYN, NY 11211

CLOSED



SALE PRICE

\$2,900,000

PROPERTY DESCRIPTION

BLOCK & LOT: 2731-22

NEIGHBORHOOD: Williamsburg

CROSS STREETS: Union Avenue & Lorimer Street

ZONING: M1-2/R6B, MX-8

FAR: 2.0

TAX CLASS / ANNUAL TAXES: Class 1 / \$5,990

NOTES: Vacant Two Family Brick Building
With a Curb Cut and Air Rights

SALE METRICS

25 ft x 100 ft

Lot Dimensions

5,000

Total Buildable SF

1,780

Existing SF

3,220 BSF

Additional Air Rights

\$580

Price/Buildable SF

\$1,629

Existing Price/SF

DELIVERED VACANT

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

ADAM
LOBEL
718.360.8815

DONAL
FLAHERTY
718.360.8823

COREY
HAYNES
718.360.1942

THOMAS
VENTURA
718.360.2767

SAL
MONTEVERDE
718.360.5933

JAMES
MALISZEWSKI
929.566.5492