

216 GREENE AVENUE, BROOKLYN, NY 11238

EXCLUSIVE OFFERING MEMORANDUM

Vacant Free-Market Mixed-Use Building



IPRG

216 GREENE AVENUE, BROOKLYN, NY 11238



VACANT FREE-MARKET MIXED-USE BUILDING IN PRIME CLINTON HILL FOR SALE

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INVESTMENT PRICING

216 GREENE AVENUE





OFFERING PRICE

\$3,800,000

INVESTMENT HIGHLIGHTS

3 Apts & 1 Store
of Units

4,500
Approx. SF

\$950,000
Price/Unit

\$844
Price/SF

DELIVERED VACANT

IPRG

PROPERTY INFORMATION

216 GREENE AVENUE



216 GREENE AVENUE, BROOKLYN, NY 11238

VACANT FREE-MARKET MIXED-USE BUILDING IN PRIME CLINTON HILL **FOR SALE**

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) is pleased to present an exclusive opportunity to acquire 216 Greene Avenue, a prime free-market mixed-use asset located between Grand Avenue and Cambridge Place in the heart of Clinton Hill, Brooklyn.

This free market mixed-use property is delivered vacant and currently configured as a top-floor duplex, one additional apartment, and three small stores. Legal use is three apartments and one store. It boasts 20 feet of frontage along one of Greene Avenue's most sought-after stretches and is ready for redevelopment or repositioning.

Retail is built 20 ft x 90 ft; residential is built 20 ft x 44 ft. Sitting on a 20 ft x 90 ft lot, the four-story 1930 building offers approximately 4,500 square feet of total space. Its strategic location near major retail corridors and excellent access to public transportation—including the G, A, and C subway lines—enhances its appeal as a future cash-flowing investment or development opportunity with significant upside in one of Brooklyn's most dynamic and desirable neighborhoods. This is an exceptional opportunity for investors seeking long-term value in a well-established market.

BUILDING INFORMATION

BLOCK & LOT:	01965-0039
NEIGHBORHOOD:	Clinton Hill
CROSS STREETS:	Grand Ave & Cambridge Pl
BUILDING DIMENSIONS:	Retail 20 ft x 90 ft Resi 20 ft x 44 ft
LOT DIMENSIONS:	20 ft x 90 ft
# OF UNITS:	3 Apts & 1 Store
APPROX. TOTAL SF:	4,500 sqft
ZONING:	R6B, C2-4
FAR:	2
TAX CLASS / ANNUAL TAXES:	2A (\$22,760)

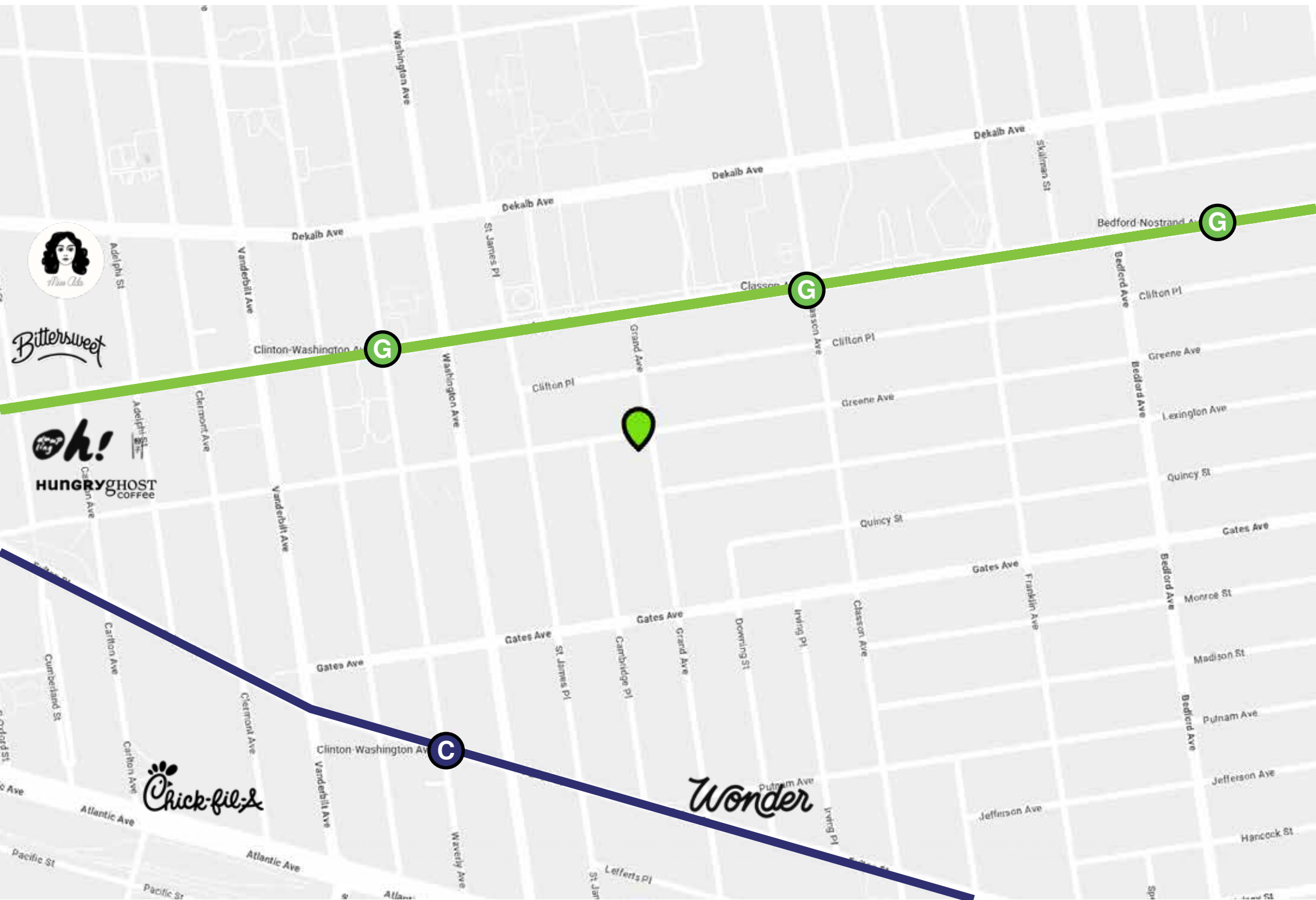
TAX MAP



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PROPERTY MAP



216 GREENE AVENUE, BROOKLYN, NY 11238

VACANT FREE-MARKET MIXED-USE BUILDING IN PRIME CLINTON HILL FOR SALE

C O F O - 216 GREENE AVENUE

FLOOR PLANS - 216 GREENE AVENUE

SURVEY - 216 GREENE AVENUE



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