

43 FROST STREET, BROOKLYN, NY 11211

EXCLUSIVE OFFERING MEMORANDUM

Vacant Development Opportunity in Williamsburg



IPRG



43 FROST STREET, BROOKLYN, NY 11211

VACANT DEVELOPMENT OPPORTUNITY IN WILLIAMSBURG FOR SALE

TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

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INVESTMENT PRICING

43 FROST STREET





MCCARREN PARK

SUBJECT PROPERTY

OFFERING PRICE
\$3,000,000

INVESTMENT HIGHLIGHTS

2 Apartments
of Units

25 ft x 100 ft
Lot Dimensions

5,000
Approx. Buildable SF

DELIVERED VACANT

1,500
Approx. Existing SF

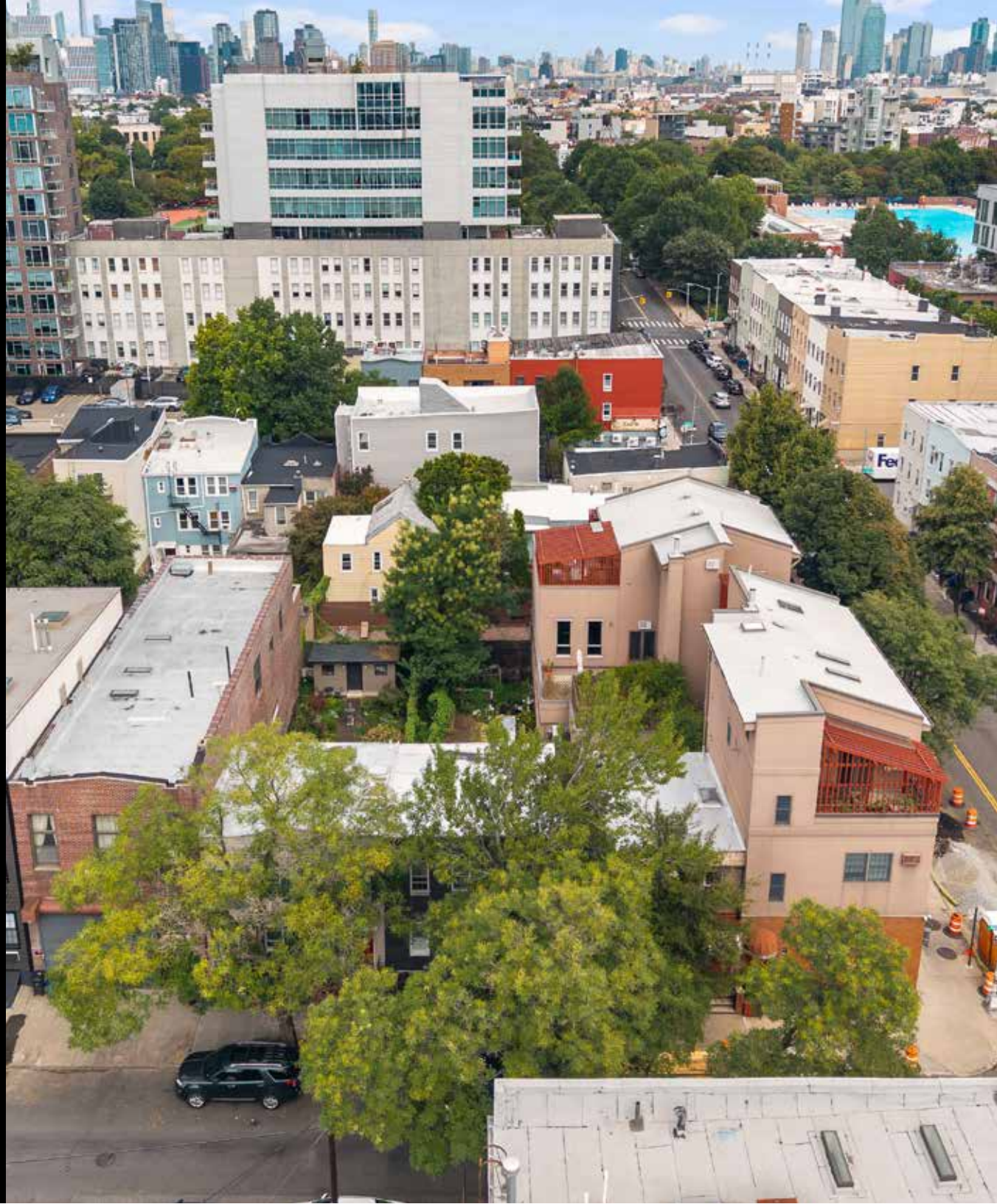
M1-2/R6B, MX-8
Zoning

\$600
Price/Buildable SF

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PROPERTY INFORMATION

43 FROST STREET



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INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) is pleased to present 43 Frost Street, located mid-block between Union Avenue and Lorimer Street in the heart of Williamsburg. The property will be delivered vacant.

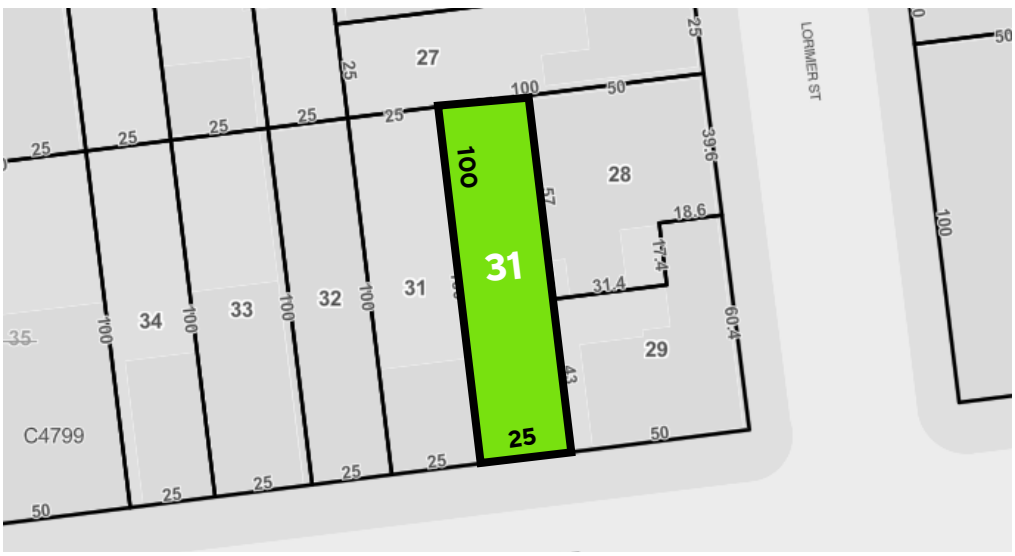
It is currently configured as a two-family building totaling 1,500 SF over a full cellar with approximately 6’ ceilings. Zoned M1-2/R6B, MX-8, the 2,500 SF lot allows 5,000 BSF as-of-right – leaving roughly 3,500 SF of unused development rights and a clear path to a boutique four-story condominium project. The existing structure is Tax Class 1 with annual taxes of \$4,436.

Delivered free and clear of tenancy, 43 Frost Street offers a buyer full flexibility to renovate and expand the existing building or pursue ground-up development on one of Williamsburg’s most sought-after residential blocks.

BUILDING INFORMATION

BLOCK & LOT:	2731-31
NEIGHBORHOOD:	Williamsburg
CROSS STREETS:	Union Avenue & Lorimer Street
LOT DIMENSIONS:	25 ft x 100 ft
APPROX. TOTAL SF:	1,500 SF
TOTAL BUILDABLE SF:	5,000 BSF
ZONING:	M1-2/R6B, MX-8
FAR:	2.0
TAX CLASS / ANNUAL TAXES:	Class 1 / \$4,436
NOTES:	Delivered Vacant

TAX MAP

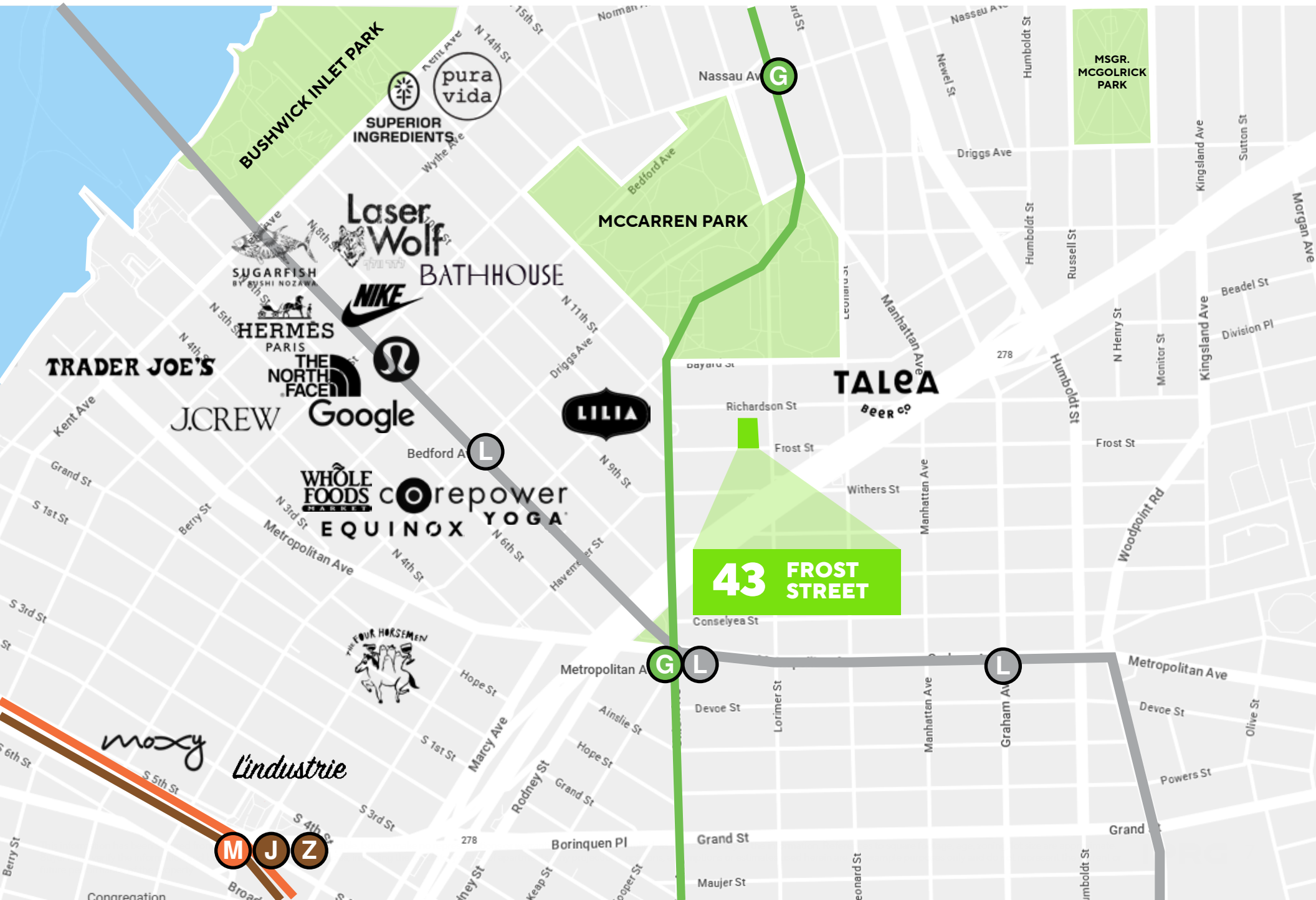


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PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS



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