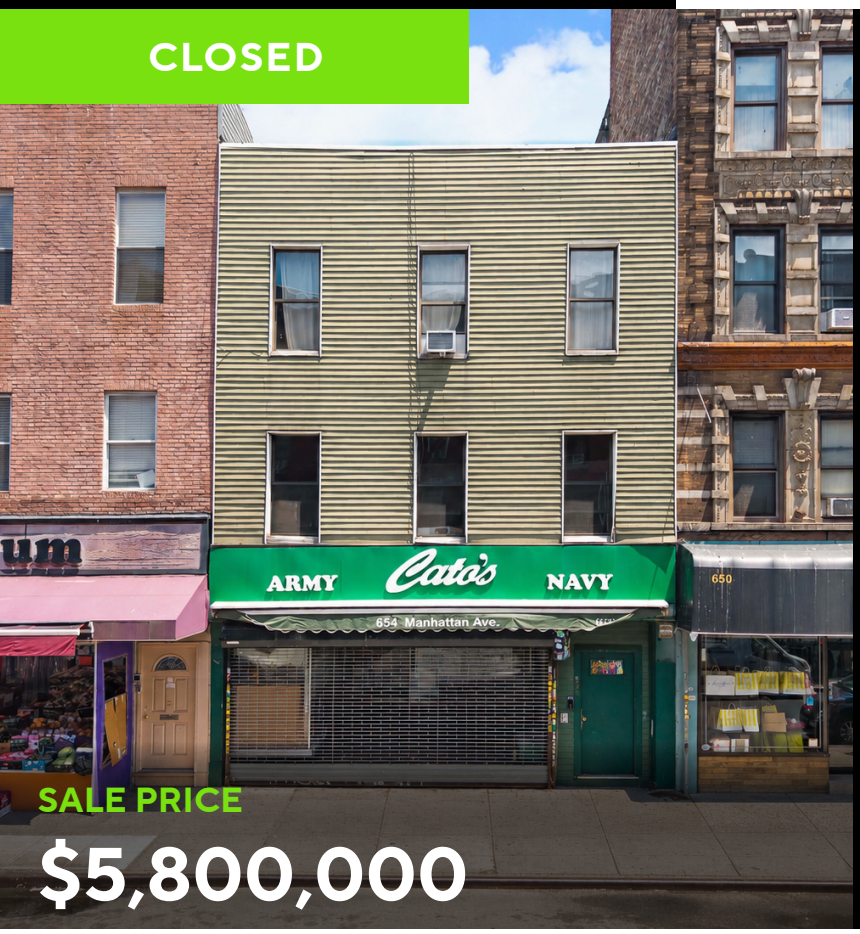
IPRG

654 MANHATTAN AVENUE BROOKLYN, NY 11222

CLOSED



SALE PRICE

$5,800,000

SALE METRICS

4 Apts & 1 Store # of Units	4,563 Approx. SF
$1,450,000 Price/Unit	$1,271 Price/SF

DEAL STORY

654 MANHATTAN AVENUE - GREENPOINT, BROOKLYN

IPRG was first retained by the property's longtime family ownership to sell this five-unit mixed-use building (four apartments over ground-floor retail) vacant. In 2025, we sold it for $3.9 million to a local developer who saw the upside and completed a full gut renovation.

When the work was done, the developer came back to IPRG to sell the finished asset. Through targeted outreach to our buyer network, we found an end-user purchaser who closed all-cash at $5.8 million, in just 30 days.

Representing the seller at both the value-add entry and the stabilized exit, IPRG delivered results at every stage of the investment cycle.

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