

An aerial, black and white photograph of a city courtyard. On the left is a multi-story building with a prominent fire escape. In the center, a white truck with 'POPULAR FURNITURE' written on its side is parked, along with two white cars. The courtyard is surrounded by other buildings, including one with a corrugated metal roof and arched windows. A graffiti-covered fence is visible in the foreground.

126 MANHATTAN AVENUE, BROOKLYN, NY 11206

EXCLUSIVE OFFERING MEMORANDUM

IPRG



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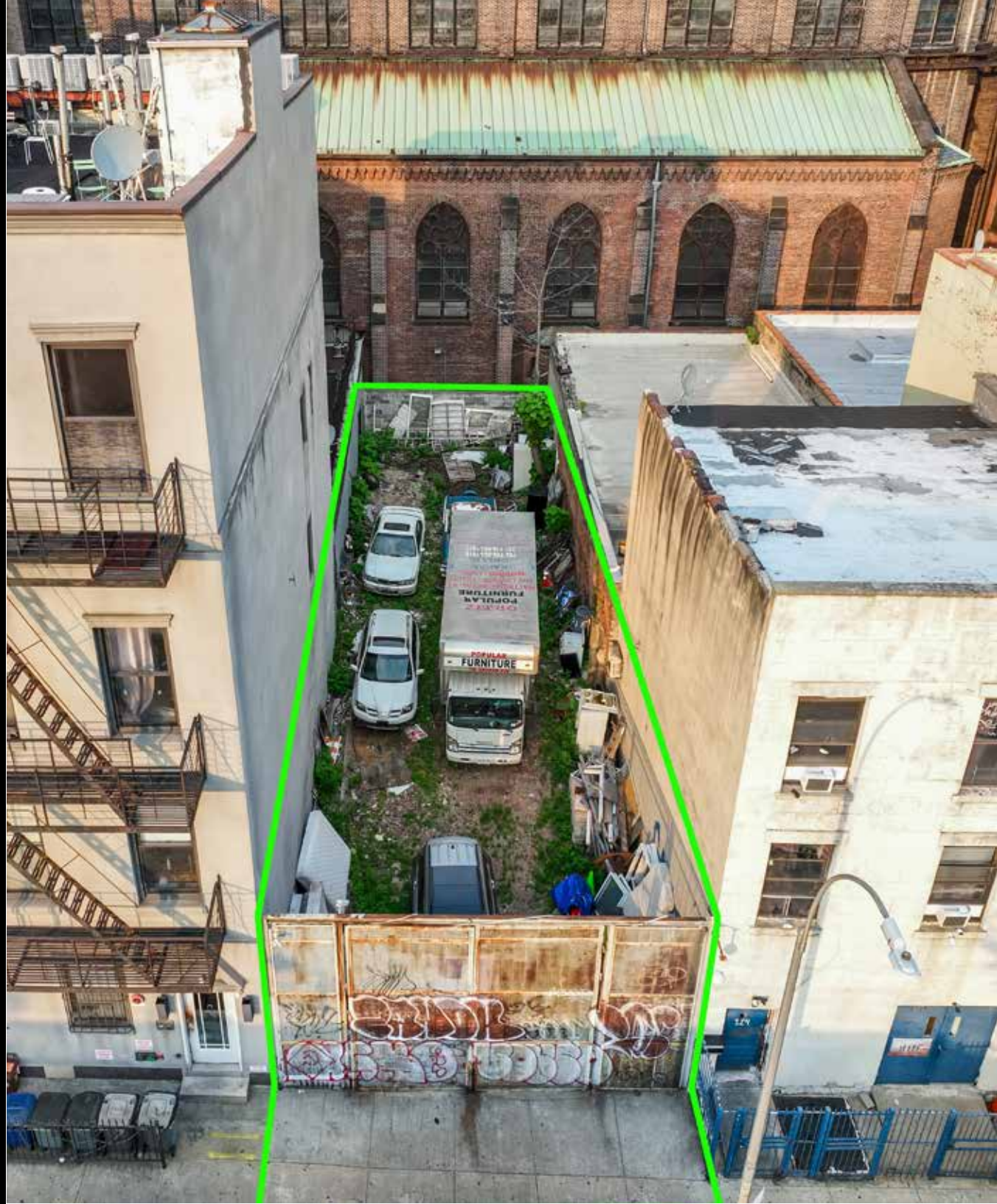
FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

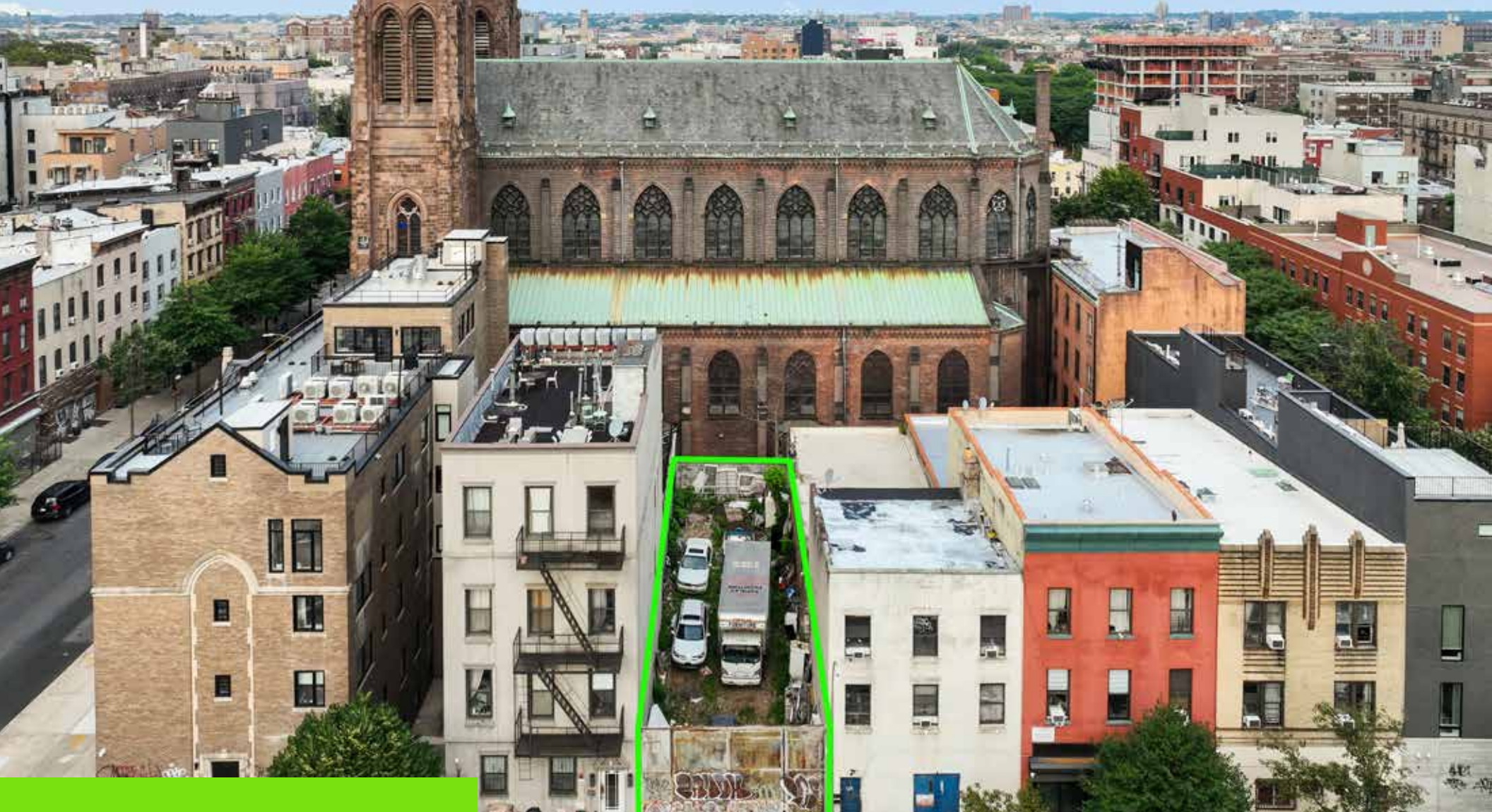
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INVESTMENT PRICING





OFFERING PRICE

\$2,300,000

INVESTMENT HIGHLIGHTS

25 ft x 100 ft
Lot Dimensions

7,500
Approx. Buildable SF

R6, C2-3
Zoning

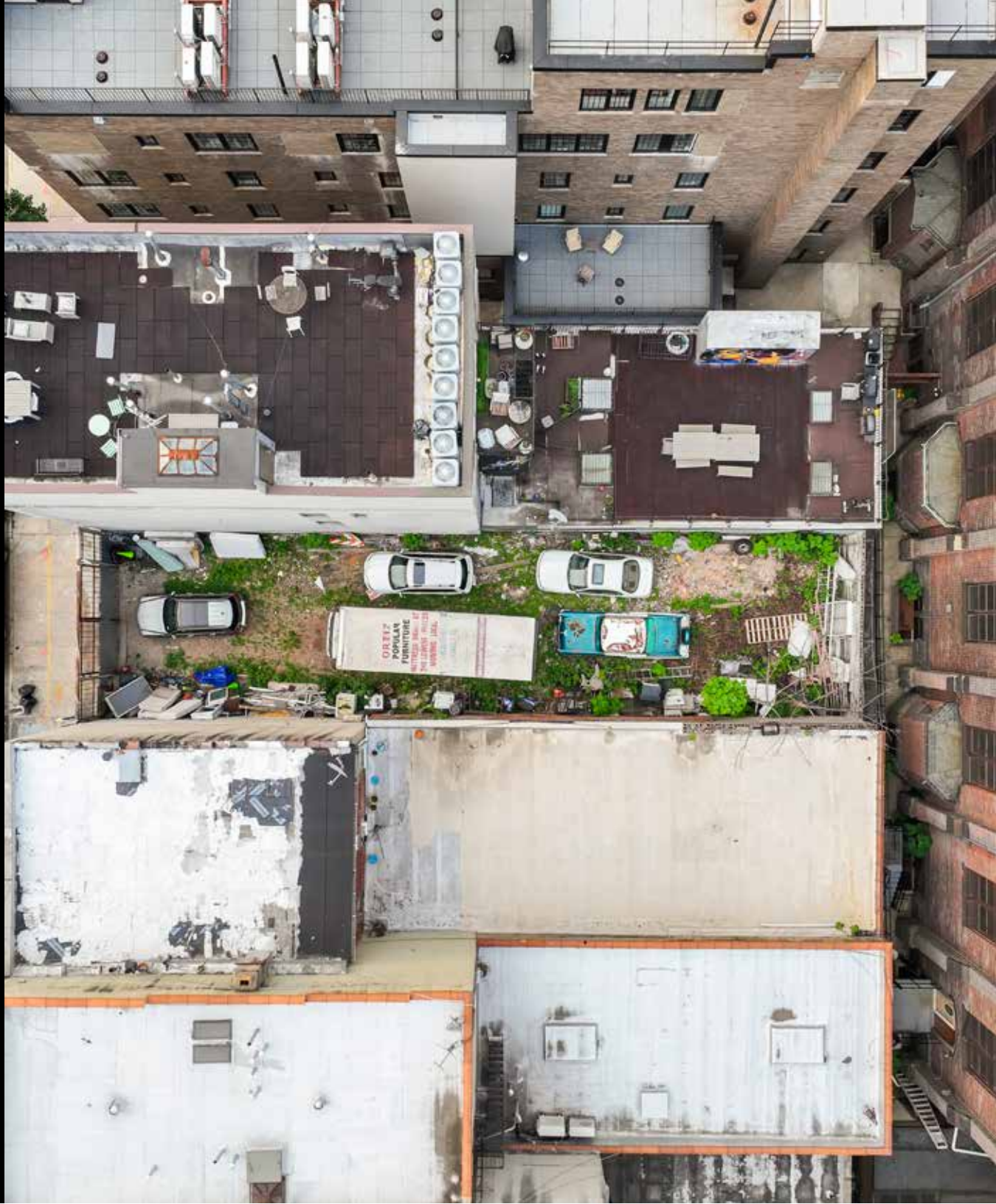
2,500
Lot SF

\$307
Price/Buildable SF

3.0
FAR

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 126 Manhattan Avenue. The subject property is located between Montrose Avenue & Johnson Avenue in Williamsburg, Brooklyn.

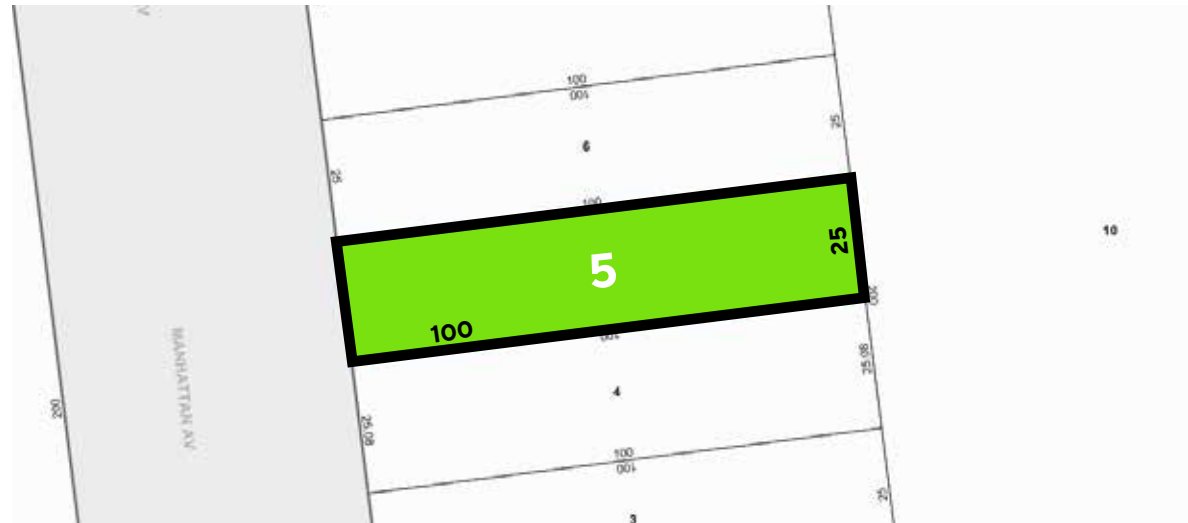
The empty lot is built 25 ft x 100 ft with an FAR of 3.0 offering approximately 7,500 buildable sf. 126 Manhattan Avenue is zoned R6, C2-3.

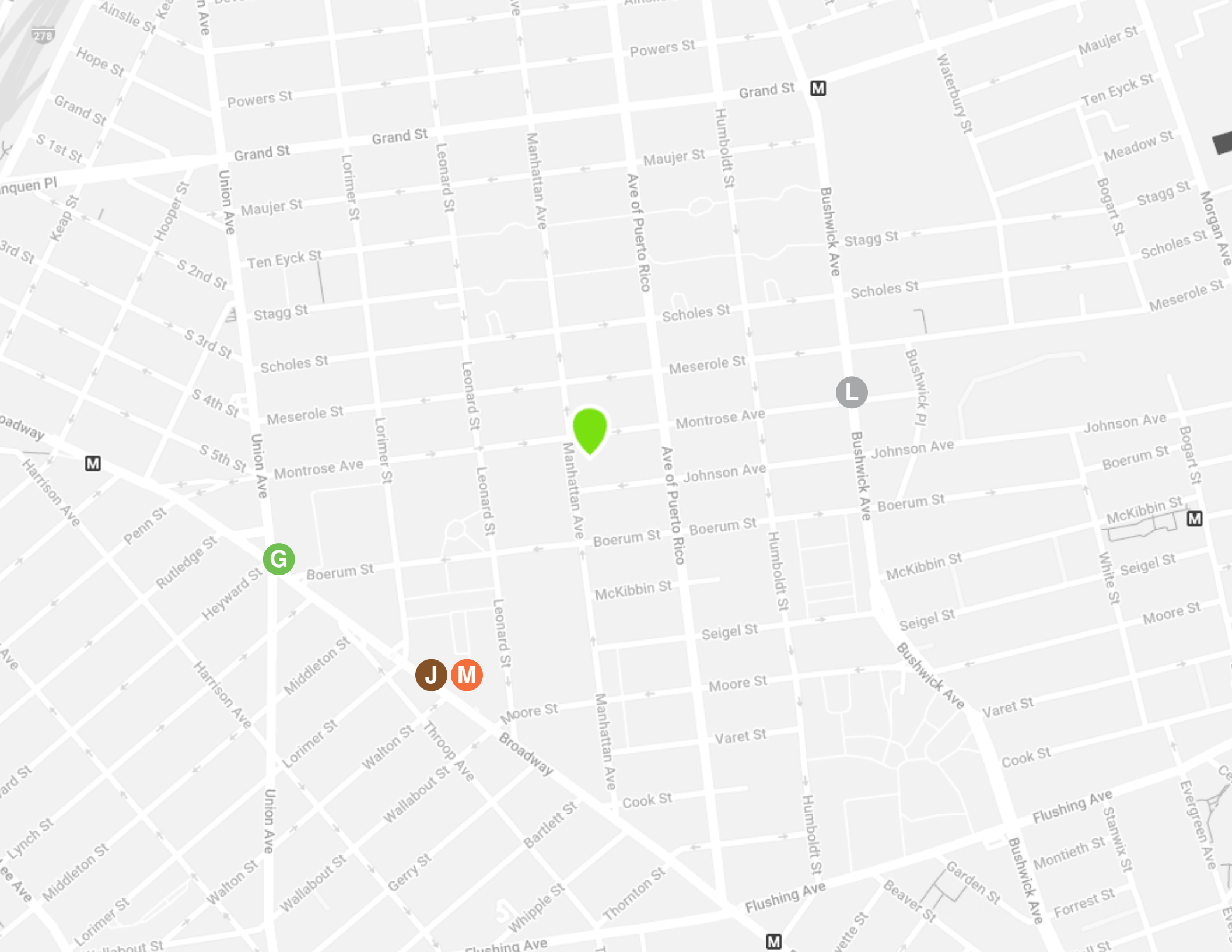
The property is located within walking distance to the G, J, L & M subway lines.

BUILDING INFORMATION

BLOCK & LOT:	03061-0005
NEIGHBORHOOD:	Williamsburg
CROSS STREETS:	Montrose Ave & Johnson Ave
LOT DIMENSIONS:	25 ft x 100 ft
TOTAL BUILDABLE SF:	7,500
ZONING:	R6, C2-3
FAR:	3.0
TAX CLASS:	4

TAX MAP







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126 MANHATTAN AVENUE
BROOKLYN, NY 11206

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