200 18TH STREET, BROOKLYN, NY 11215

EXCLUSIVE OFFERING MEMORANDUM

Development Opportunity in Greenwood Heights, Brooklyn

IPRG

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INVESTMENT PRICING

OFFERING PRICE

$1,600,000

INVESTMENT HIGHLIGHTS

4,615 Approx. Buildable SF	23 ft. X 100.33 ft. Lot Dimensions	R6B Zoning
$347 $/BSF	2.0 FAR	

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PROPERTY INFORMATION

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 200 18th Street. The subject property is located between 4th & 5th Avenue in Greenwood Heights, Brooklyn.

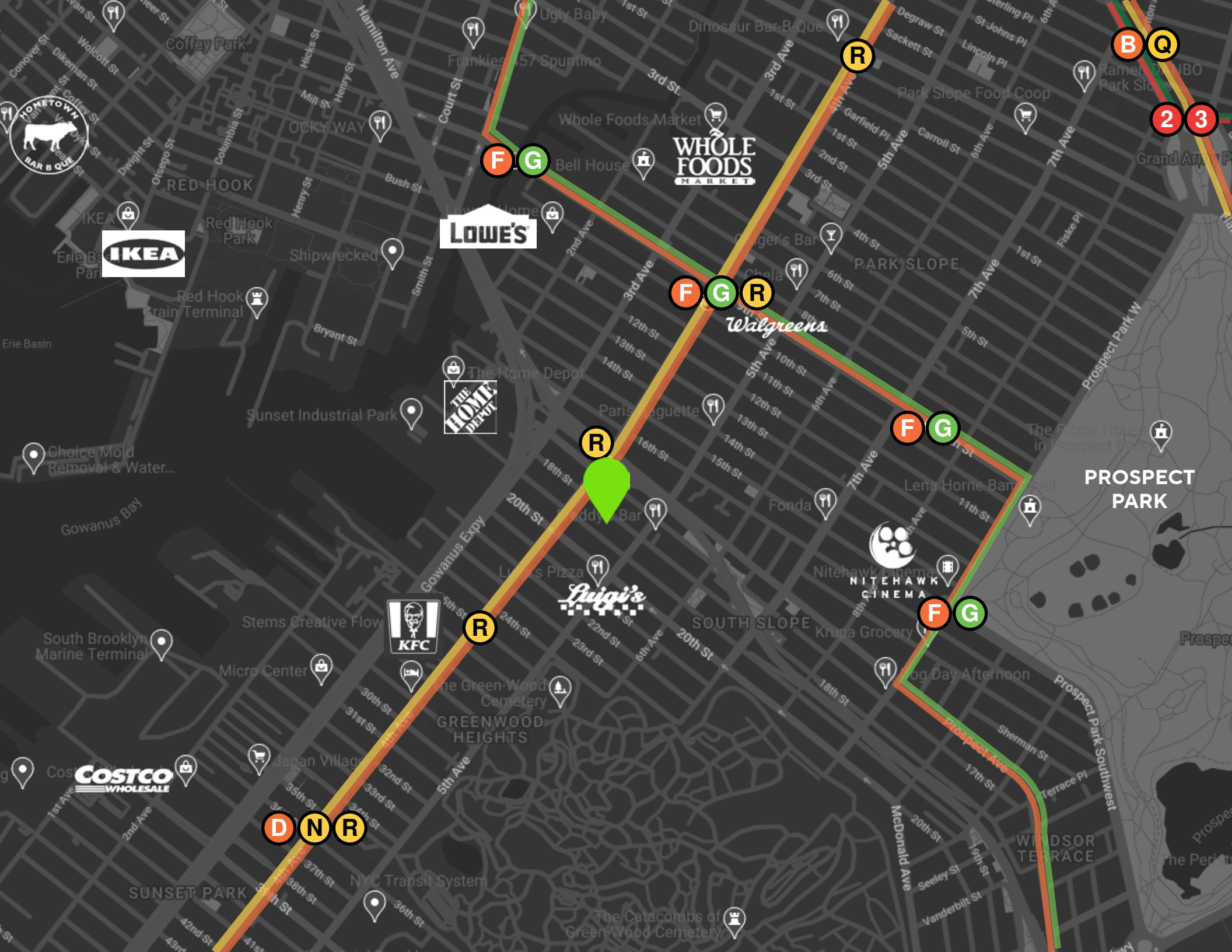
The lot is built 23 ft x 100.33 ft, is zoned R6B and has an FAR of 2.0, offering approximately 4,615 buildable square feet.

The property is located within walking distance to the 2, 3, B, D, F, G, N, Q & R subway lines.

BUILDING INFORMATION

BLOCK & LOT:	634 / 22
NEIGHBORHOOD:	Greenwood Heights
CROSS STREETS:	4th Ave & 5th Ave
LOT DIMENSIONS:	23 ft. X 100.33 ft.
TOTAL BUILDABLE SF:	4,615
ZONING:	R6B
FAR:	2
TAX CLASS:	1

TAX MAP



PROSPECT PARK
WHOLE FOODS MARKET
LOWE'S
IKEA
Walgreens
THE HOME DEPOT
Luigi's
KFC
NITEHAWK CINEMA
COSTCO WHOLESALE
RED HOOK
PARK SLOPE
SOUTH SLOPE
GREENWOOD HEIGHTS
SUNSET PARK
WINDSOR TERRACE
Whole Foods Market
Park Slope Food Coop
Dinosaur Bar-B-Que
Ugly Baby
Frankies 457 Spuntino
Coffey Park
Red Hook Park
Shipwrecked
Red Hook Train Terminal
Erie Basin
Sunset Industrial Park
The Home Depot
Paris Baguette
Fonda
Lena Horne Bandshell
Nitehawk Cinema
Krupa Grocery
Stems Creative Flow
South Brooklyn Marine Terminal
Micro Center
The Green-Wood Cemetery
Japan Village
NYC Transit System
The Catacombs of Green-Wood Cemetery
Gowanus Bay
Gowanus Expy
Prospect Park W
Prospect Park Southwest
Prospect Ave
Hamilton Ave
Court St
3rd Ave
5th Ave
7th Ave
McDonald Ave
Bush St
Bryant St
Smith St
Sherman St
Terrace Pl
Seeley St
Vanderbilt St
Grand Arm
Fiske Pl
Garfield Pl
Carroll St
Degraw St
Sackett St
St Johns Pl
Lincoln Pl
Sterling Pl
Hicks St
Henry St
Mill St
Columbia St
Dwight St
Otsego St
Conover St
Dikeman St
Wolcott St
Coffey St
Lowe's Home
Choice Mold Removal & Water...
Lucy's Pizza
Paddy's Bar
Fiddy's Bar
Chela
Ginger's Bar
Bell House
Ramen Dr. UBO Park Slope
Hometown Bar B Que
B Q
2 3
F G
F G R
R
F G
F G
R
D N R

ADDITIONAL PROPERTY PHOTOS

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