

An aerial photograph of a city street corner. A large, two-story brick building is highlighted in a bright orange color. The building has a flat roof with some skylights and a small courtyard area. It is situated at the corner of two streets. The surrounding area includes other buildings, trees, and parked cars. The text '555 LIBERTY AVENUE, BROOKLYN, NY 11207' is overlaid in white at the top, and 'EXCLUSIVE OFFERING MEMORANDUM' is overlaid in green below it. 'Corner, Vacant, 2-Story Warehouse' is overlaid in white on the left side. The 'IPRG' logo is at the bottom center.

555 LIBERTY AVENUE, BROOKLYN, NY 11207

EXCLUSIVE OFFERING MEMORANDUM

Corner, Vacant, 2-Story Warehouse

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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

Derek Bestreich	Steve Reynolds	Tom Reynolds	Brian Davila
President	Founding Partner	Managing Partner	Partner
718.360.8802	718.360.2993	718.360.8817	718.360.8849
derek@iprg.com	steve@iprg.com	tom@iprg.com	bdavila@iprg.com

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I PRG

INVESTMENT PRICING





OFFERING PRICE
\$2,800,000

INVESTMENT HIGHLIGHTS

10,455
Approx. Above Grade SF

15,683
Approx. Total SF with Basement

7' 3"
Basement Ceiling Height

11' 4"
2nd Floor Ceiling Height

DELIVERED VACANT

\$268
Price/Above Grade SF

\$179
Price/Total SF with Basement

11' 1"
1st Floor Ceiling Height

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 555 Liberty Avenue. The subject property is located on the corner of Liberty Ave & Schenck Ave in East New York, Brooklyn.

The existing building is a vacant 2-story brick warehouse with a full basement. The property offers a curb cut entrance to the private driveway on Schenck Ave, as well as a first floor roll up gate and second floor loading access.

All structural beams throughout the property have been reinforced, and the corner lot allows for light and air on all sides.

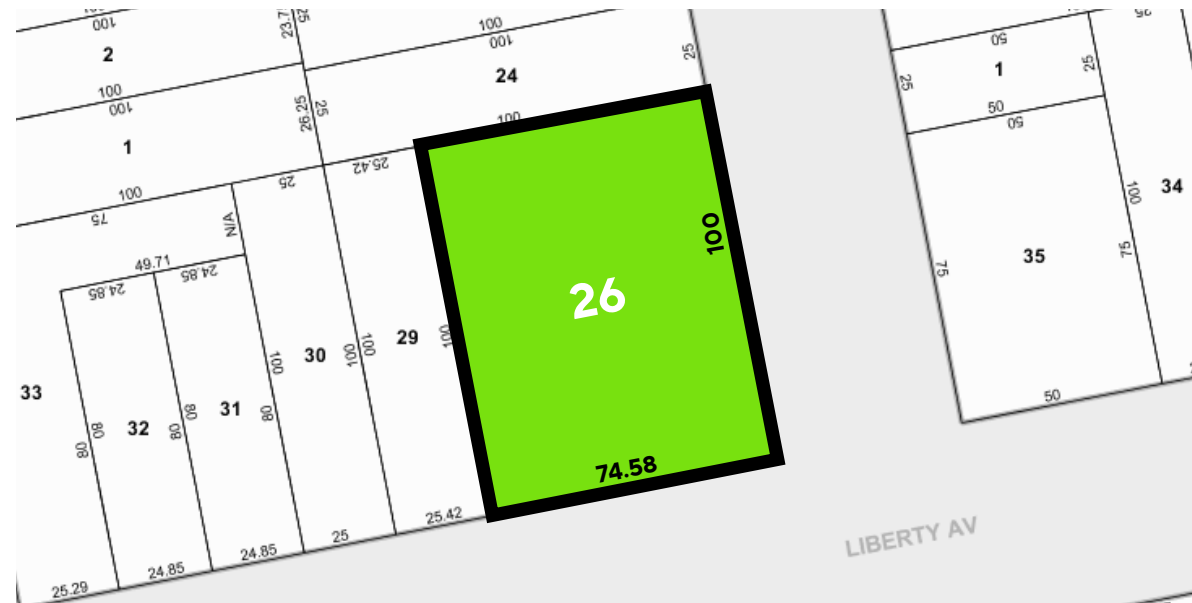
This is a tremendous opportunity for end-users and value-add investors to purchase a vacant, sizable corner warehouse on the main Liberty Ave corridor of East NY.

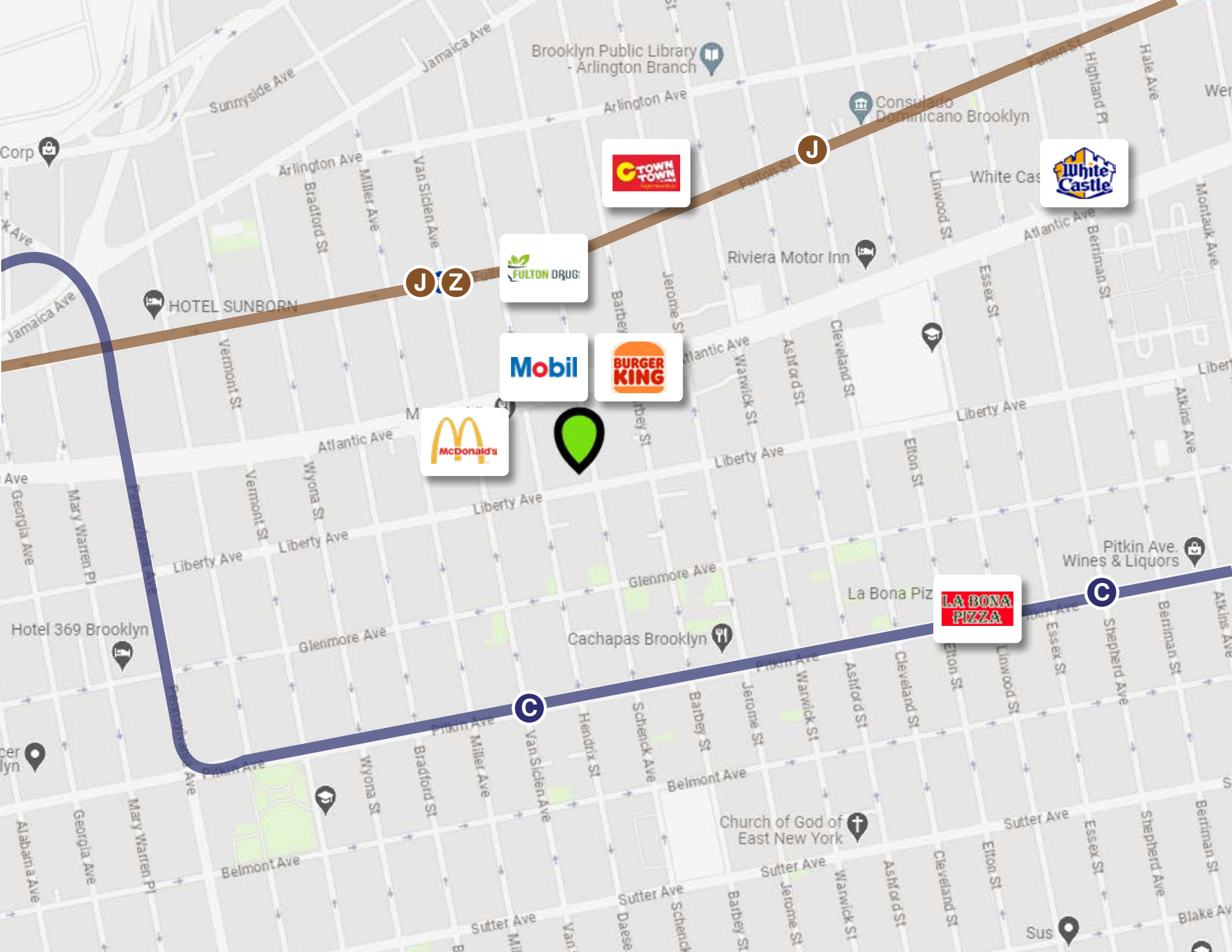
The property is located 2 blocks walking distance to both the Van Siclen J & C train subway stations.

BUILDING INFORMATION

BLOCK & LOT:	03963 - 0026
NEIGHBORHOOD:	East New York
CROSS STREETS:	Corner Of Liberty Ave & Schenck Ave
BUILDING DIMENSIONS:	61.5' x 85'
LOT DIMENSIONS:	74.7' x 100'
# OF UNITS:	2
APPROX. TOTAL SF:	10,455 Above Grade
APPROX. TOTAL SF W/ BASEMENT:	15,683
ZONING:	M1-4/R6A - MIH District
FAR:	3.6 (CF)
TAX CLASS:	4
NOTES:	Delivered Vacant

TAX MAP





Brooklyn Public Library - Arlington Branch

Arlington Ave

Consulado Dominicano Brooklyn



J Z



Riviera Motor Inn

HOTEL SUNBORN



Liberty Ave

Pitkin Ave Wines & Liquors

C



C

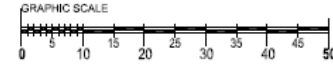
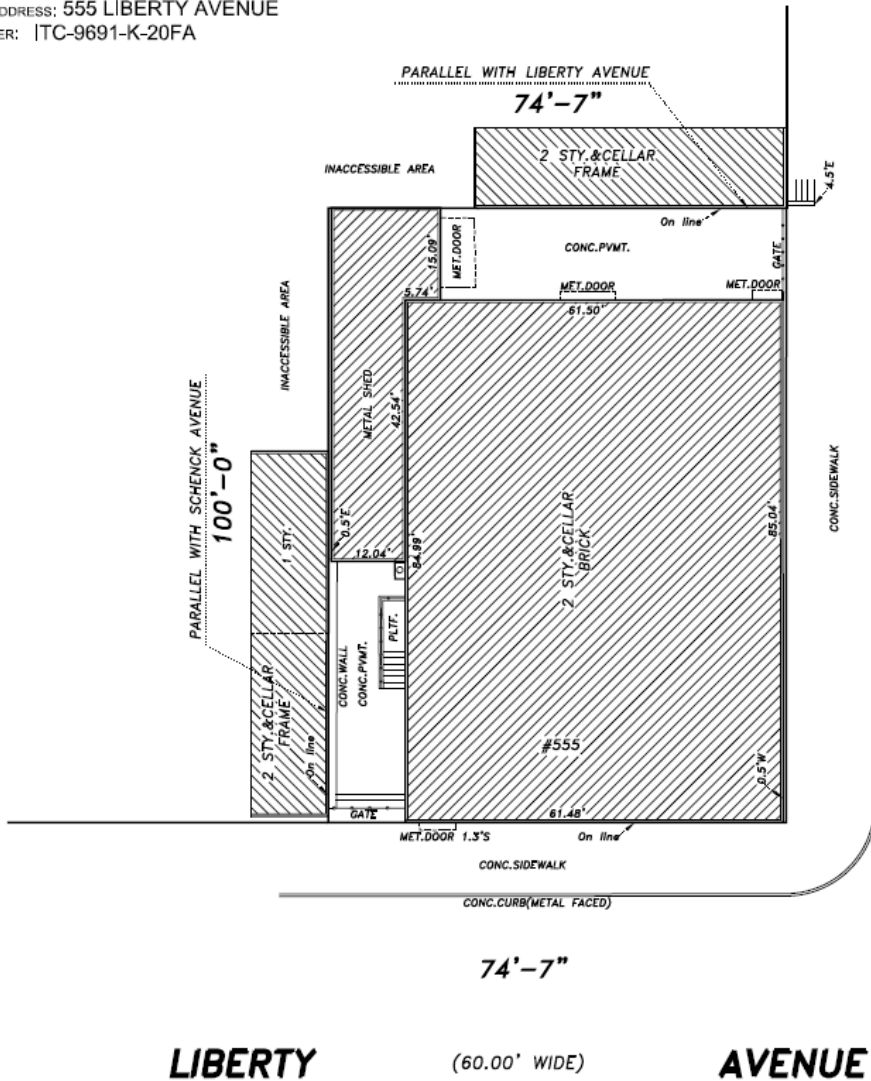
Cachapas Brooklyn

La Bona Piz

Church of God of East New York

SURVEY

Job NUMBER: B3963-26
 PROPERTY ADDRESS: 555 LIBERTY AVENUE
 TITLE NUMBER: ITC-9691-K-20FA



NOTES:
 SURVEYED AS IN POSSESSION, OFFSETS AND/OR DIMENSIONS SHOWN BETWEEN THE STRUCTURES AND PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO QUOTE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES, SHEDS, GARAGES AND ANY OTHER CONSTRUCTION. THE USER OF THIS SURVEY EXPRESSLY AGREES AND UNDERSTANDS THAT SHOULD JAROSLAW KRACZYK OR KABA LAND SURVEYING, P.C. BE FOUND Liable IN A COURT OF LAW FOR ERRORS OR EMISSIONS ARISING FROM THIS SURVEY THAT THE LIMIT OF LIABILITY IS THE PRICE PAID FOR THIS SURVEY. DO NOT USE THIS SURVEY UNLESS YOU AGREE AND CONSENT TO ALL OF THE ABOVE. PLUMBNESS OF WALLS NOT VERIFIED, UNDERGROUND AND SIDEWALK VAULTS NOT LOCATED AS PART OF THIS SURVEY. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY. THIS SURVEY HAS BEEN PREPARED WITHOUT A FULL ABSTRACT OF TITLE, OTHER AGREEMENTS, COVENANTS AND/OR RESTRICTIONS AFFECTING AND/OR BENEFITTING PARCEL SURVEYED, IF ANY, NOT INDICATED HEREON. EASEMENTS IF ANY IF NOT SHOWN ON THIS SURVEY ARE NOT GUARANTEED, SOME DIMENSIONS, FEATURES AND/OR LOCATIONS MAY NOT BE DRAWN TO SCALE TO PROVIDE CLARITY.

SYMBOLS AND ABBREVIATIONS		SYMBOLS AND ABBREVIATIONS	
FENCES	CL FENCE	METAL FENCE	WOOD FENCE
UTILITY POLE	U.A.	GUY WIRE	U.V.
CATCH BASIN	CB	SET NAILED	S.N.
PARKING METER	P.M.	SET STAKE	S.S.
TRAFFIC LIGHT	T.L.	SET MARK (PAINTED)	S.M.
LIGHT	L.	SET BENCHMARK	S.B.
STREET LIGHT	S.L.	F.E.	FIRE ESCAPE
FIRE HYDRANT	H.	PL. or PLTF.	PLATFORM
SIAMESE CONNECTION	S.C.	C.E.	CELLAR ENTRANCE
SHUT OFF VALVE	S.O.V.	A.W.	AIR WAY
HANDICAPPED PARKING	H.P.	CONC.	CONCRETE
EXISTING TREE	E.T.	PVMT.	PAVEMENT
DRAINS	D.	AC	AIR CONDITION
TRAFFIC SIGN	T.S.	MET.	METAL
CURB AND CURB CUT	C.C.	N	NORTH OF PROPERTY LINE
OVERHEAD SERVICE	O.S.	S	SOUTH OF PROPERTY LINE
CABLE TV MANHOLE	C.T.M.	E	EAST OF PROPERTY LINE
MANHOLES	G, E, T, W, S	W	WEST OF PROPERTY LINE

kaba surveying phone: 718-354-7279 718-470-2358
 fax: 718-247-5854 718-470-2264
 338 JERICHO TURNPIKE, FLORAL PARK, NY 11001
 SURVEYS@KABAPLS.COM

SURVEYED & GUARANTEED FOR:
 Plermond Bank, Its successors and/or assigns
 Carroll Helghts LLC
 Insignia National Title Agency, LLC.
 First American Title Insurance Company

BOROUGH: KINGS
 TOWN: BROOKLYN
 BLOCK: 3963 LOT: 26
 SURVEYED:
 FEBRUARY 25, 2020

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Jaroslaw W. Kraczyk

PROPERTY PHOTOS



ADDITIONAL PROPERTY PHOTOS





IPRG

555 LIBERTY AVENUE
BROOKLYN, NY 11207

**DEREK
BESTREICH**
718.360.8802
derek@iprg.com

**BRIAN
DAVILA**
718.360.8849
bdavila@iprg.com

**STEVE
REYNOLDS**
718.360.2993
steve@iprg.com

**TOM
REYNOLDS**
718.360.8817
tom@iprg.com
