

1098 MANHATTAN AVENUE, BROOKLYN, NY 11222

EXCLUSIVE OFFERING MEMORANDUM



Mixed-Use Property with Development Potential in Greenpoint

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1098 MANHATTAN AVENUE, BROOKLYN, NY 11222

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MIXED-USE PROPERTY WITH DEVELOPMENT OPPORTUNITY

1098 MANHATTAN AVENUE, BROOKLYN, NY 11222

MIXED-USE PROPERTY WITH DEVELOPMENT POTENTIAL **FOR SALE**

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FOR MORE INFORMATION,
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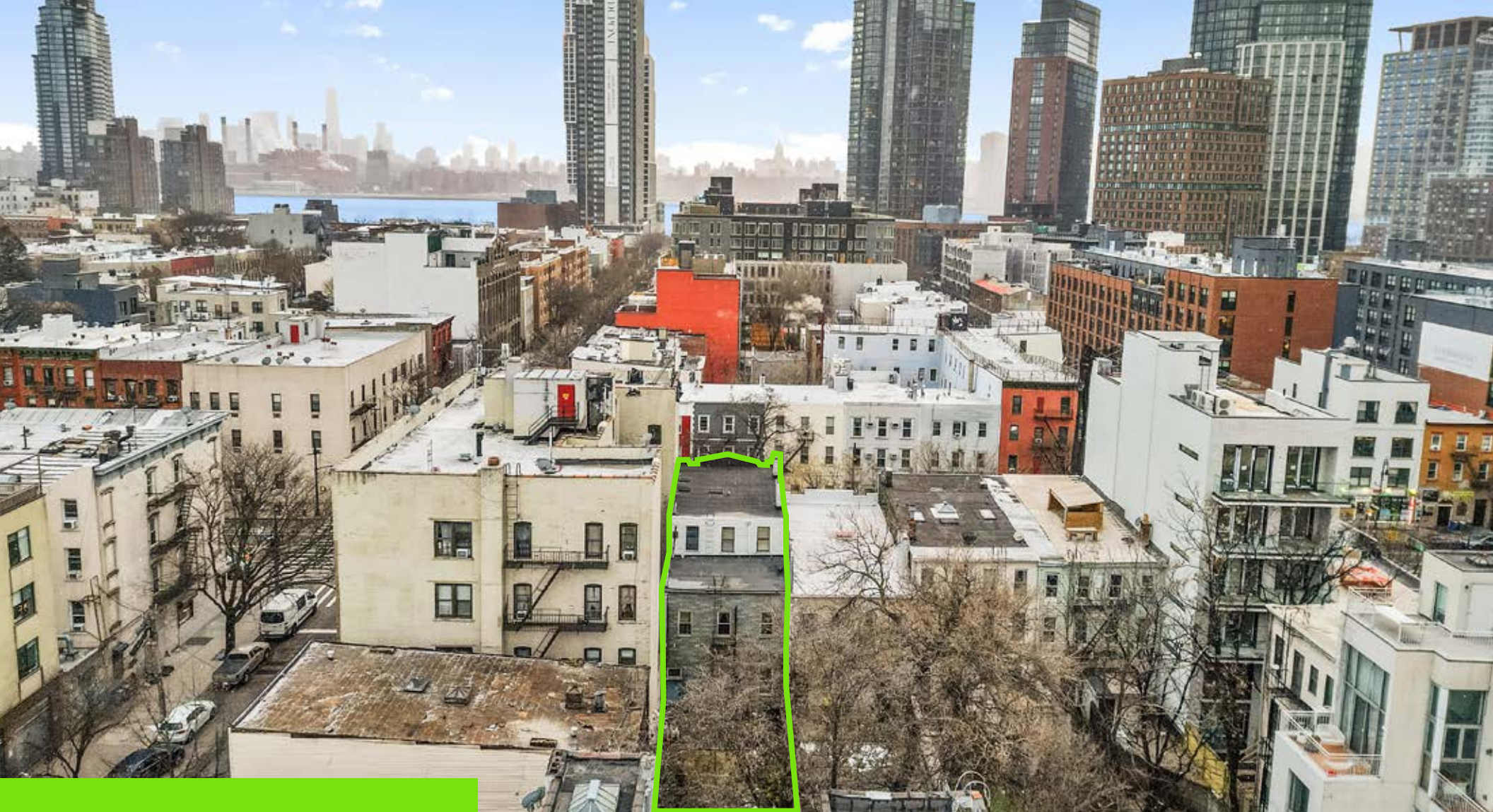
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INVESTMENT PRICING

1098 MANHATTAN AVENUE





OFFERING PRICE
\$4,000,000

INVESTMENT HIGHLIGHTS

5 Apts & 1 Store
of Units

10,000
As-of-Right Buildable SF

12,525
Universal Affordability Preference SF

4.0
FAR

-DELIVERED VACANT
-LOCATED IN OPPORTUNITY ZONE

25 ft x 100 ft
Lot Dimensions

\$400
Price/As-of-Right SF

\$319
Price/UAP SF

R7A, C2-4
Zoning

IPRG

PROPERTY INFORMATION

1098 MANHATTAN AVENUE



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INVESTMENT SUMMARY

MIXED-USE PROPERTY WITH DEVELOPMENT OPPORTUNITY **FOR SALE**

Investment Property Realty Group (IPRG) has been exclusively retained to market the sale of 1098 Manhattan Avenue, a prime mixed-use property situated between Dupont Street and Clay Street in the highly sought-after Greenpoint neighborhood of Brooklyn.

This well-positioned asset comprises five residential units and one commercial space, all of which will be delivered vacant, providing a unique opportunity for redevelopment or repositioning. The existing structure spans approximately 3,750 square feet, with dimensions of 25 ft x 55 ft on the first and second floors and 25 ft x 40 ft on the third floor. The property occupies a 25 ft x 100 ft lot and is zoned R7A, C2-4, offering a 4.0 FAR and 10,000 as-of-right buildable square feet, with up to 12,525 square feet under the Universal Affordability Preference (UAP) program.

The property is located within walking distance to the G subway line.

HIGHLIGHTS

- Delivered Vacant
- Located in a Qualified Opportunity Zone
- 10,000 Approx. Buildable SF

BUILDING INFORMATION

BLOCK & LOT:	02488-0003
NEIGHBORHOOD:	Greenpoint
CROSS STREETS:	Dupont St & Clay St
BUILDING DIMENSIONS:	1st & 2nd Fl: 25' x 55' 3rd Fl: 25' x 40'
LOT DIMENSIONS:	25' x 100'
# OF UNITS:	5 Apts & 1 Store (Delivered Vacant)
APPROX. EXISTING SF:	3,750
ZONING:	R7A, C2-4
FAR:	4.0
TAX CLASS / ANNUAL TAXES:	2A / \$8,690

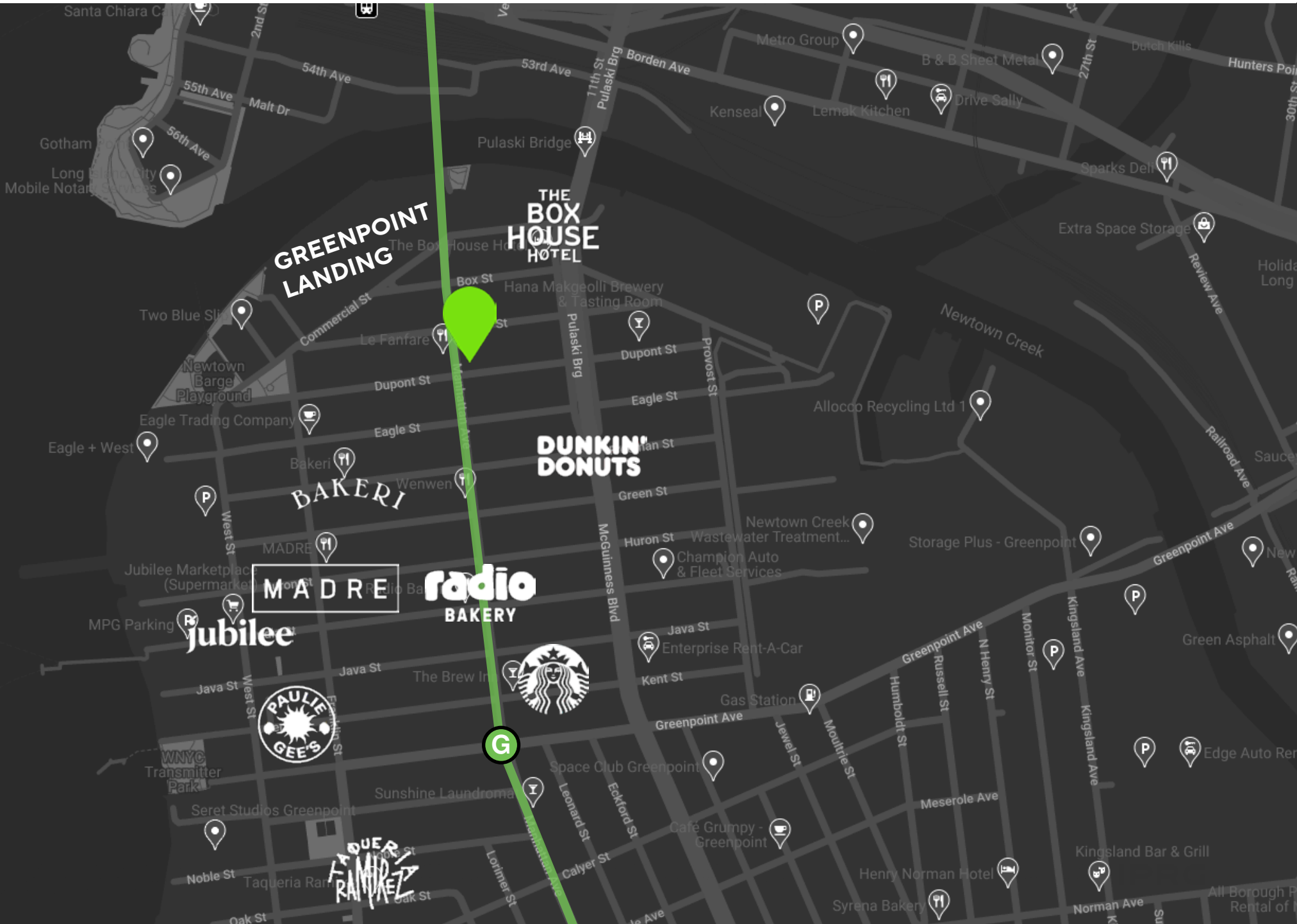
TAX MAP



1098 MANHATTAN AVENUE, BROOKLYN, NY 11222

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PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS





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