

723 METROPOLITAN AVENUE, BROOKLYN, NY 11211

EXCLUSIVE OFFERING MEMORANDUM

Brick, Free Market Re-Development Property



IPRG

723 METROPOLITAN AVENUE, BROOKLYN, NY 11211



NET RE-DEVELOPMENT PROPERTY

723 METROPOLITAN AVENUE, BROOKLYN, NY 11211

BRICK, FREE MARKET RE-DEVELOPMENT PROPERTY FOR SALE

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# IPRG

## INVESTMENT PRICING

723 METROPOLITAN AVENUE



# 723 METROPOLITAN AVENUE, BROOKLYN, NY 11211

BRICK, FREE MARKET RE-DEVELOPMENT PROPERTY **FOR SALE**



**OFFERING PRICE**  
**\$3,500,000**

## INVESTMENT HIGHLIGHTS

5 Apartments  
# of Units

27 ft x 86 ft  
Lot Dimensions

9,288  
As of Right Buildable SF

\$377  
\$/As of Right Buildable SF

**DELIVERED VACANT**

3,240 SF  
Approx. Existing SF

R7A, C2-4  
Zoning

11,633  
Universal Affordability Preference SF

\$301  
\$/UAP SF

# IPRG

## PROPERTY INFORMATION

723 METROPOLITAN AVENUE



# 723 METROPOLITAN AVENUE, BROOKLYN, NY 11211

## INVESTMENT SUMMARY

BRICK, FREE MARKET RE-DEVELOPMENT PROPERTY **FOR SALE**

Investment Property Realty Group (IPRG) has been exclusively retained to sell 723 Metropolitan Avenue. The subject property is situated in a prime location, just steps from the Graham Avenue L train station and a short walk to the Lorimer Street G/L subway lines. Public transportation is easily accessible, including nearby Citibike stations and multiple bus routes. The neighborhood is vibrant, offering a variety of dining, shopping, and entertainment options such as Fortunato Brother Bakery, Bernie's, Carmine's, Settebello Pizzabar, and Lorimer Market.

The property currently features a brick, three story pre-war building offering 5 apartments all of which will be delivered vacant. The building is built 27 ft x 40 ft, offering approximately 3,240 square feet. 723 Metropolitan Avenue sits on a 27 ft x 86 ft lot and offers a total of 9,288 buildable SF as-of-right providing massive opportunity for upside.

723 Metropolitan Avenue offers prospective investors the incredibly rare opportunity to purchase a building in the heart of Williamsburg with significant redevelopment potential, robust cash flow and future increases in property market values.

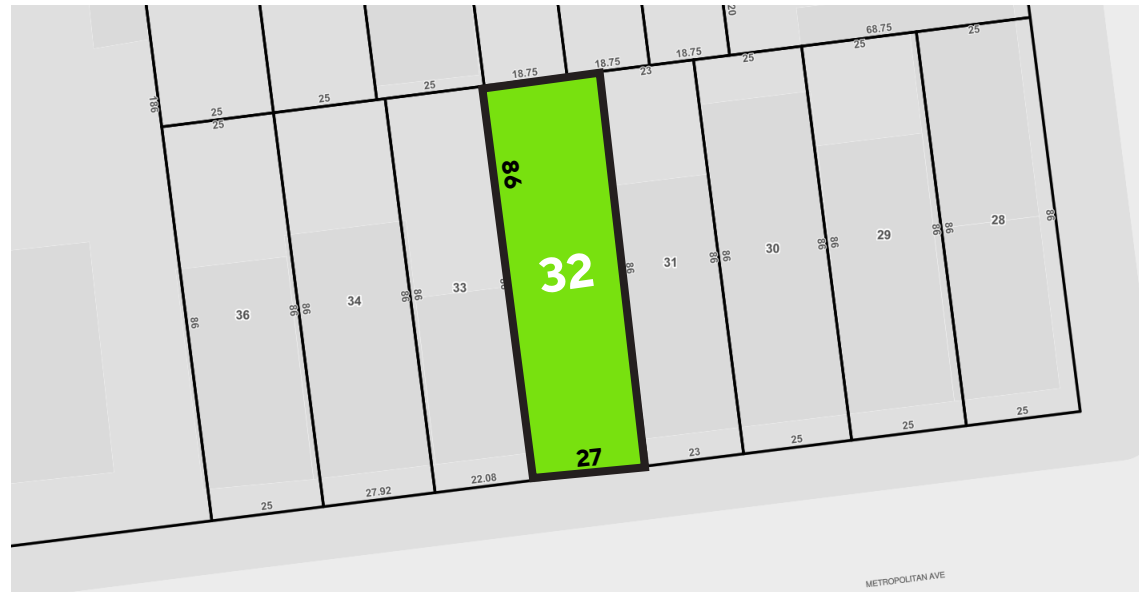
### HIGHLIGHTS

- Delivered Vacant
- 9,288 Approx. Buildable SF

### BUILDING INFORMATION

BLOCK & LOT:	02759-0032
NEIGHBORHOOD:	Williamsburg
CROSS STREETS:	Graham Ave & Manhattan Ave
BUILDING DIMENSIONS:	27 ft x 40 ft
LOT DIMENSIONS:	27 ft x 86 ft
# OF UNITS:	5 Apts (Delivered Vacant)
APPROX. TOTAL EXISTING SF:	3,240
APPROX. ADDITIONAL AIR RIGHTS AS-OF-RIGHT:	6,048
ZONING:	R7A, C2-4
FAR:	4.0
TAX CLASS / ANNUAL TAXES:	2A / \$12,109

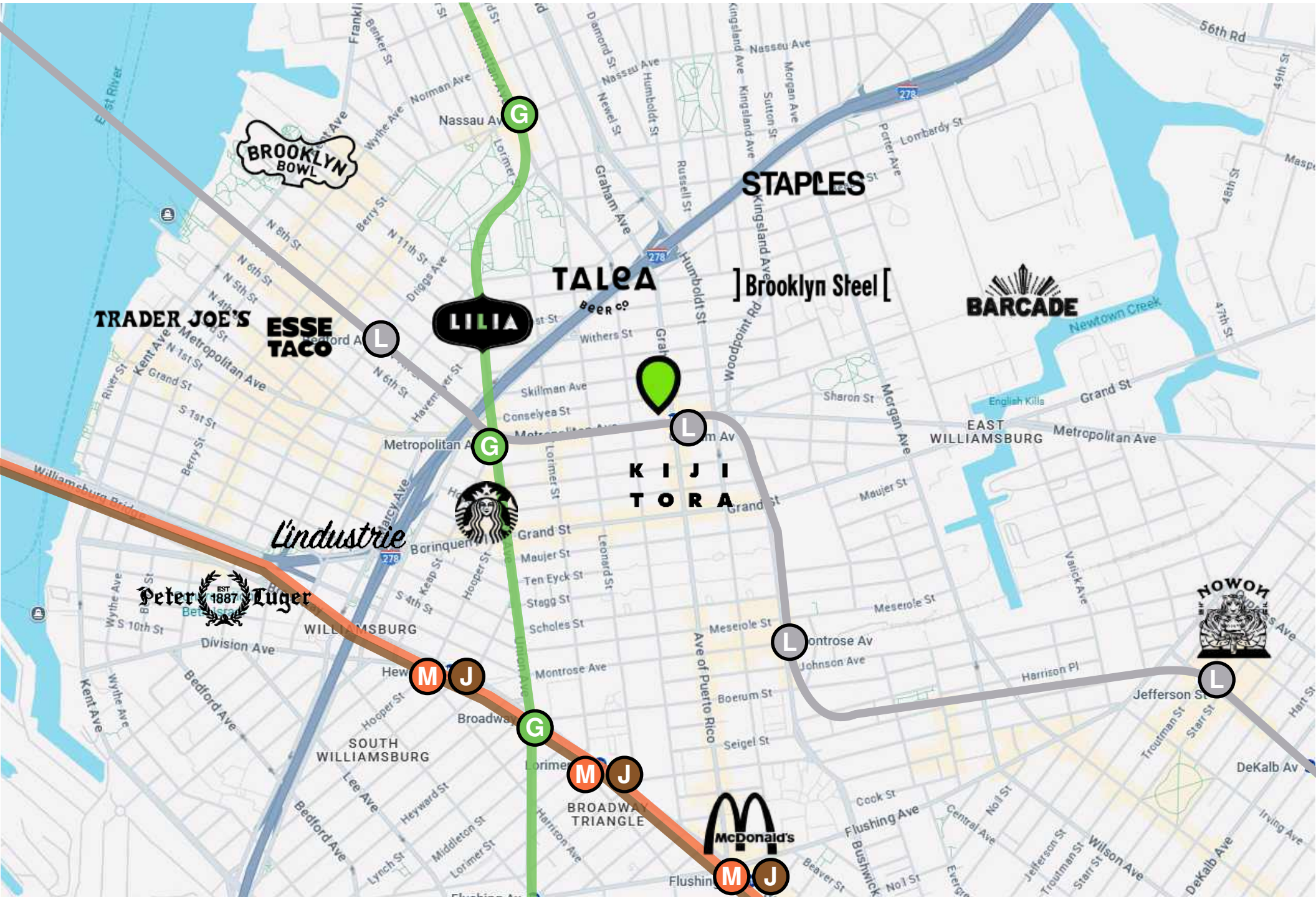
### TAX MAP



# 723 METROPOLITAN AVENUE, BROOKLYN, NY 11211

BRICK, FREE MARKET RE-DEVELOPMENT PROPERTY FOR SALE

PROPERTY MAP



# 723 METROPOLITAN AVENUE, BROOKLYN, NY 11211

BRICK, FREE MARKET RE-DEVELOPMENT PROPERTY **FOR SALE**

ADDITIONAL PROPERTY PHOTOS





The IPRG logo is displayed in a large, bold, white sans-serif font in the top left corner of the image. The background is a grayscale photograph of a multi-story brick building with several windows and a fire escape on the right side.

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