



CELEBRATING
30 YEARS



**TerraCRG brokers two Brooklyn sales totaling \$6.875 million;
Includes a \$4 million sale by Marks and Rabinowitsch**

August 15, 2017 - New York City

87 Luquer Street, Carroll Gardens -
Brooklyn, NY

1008 Manhattan Avenue,
Greenpoint Waterfront - Brooklyn, NY

Brooklyn, NY TerraCRG has brokered two sales totaling \$6.875 million.

In the first sale, Dan Marks, partner and team leader, and Nicole Rabinowitsch, senior vice president, along with their leading sales team, brokered the 1008 Manhattan Ave., a mixed-use building just two blocks from the Greenpoint Waterfront. The property sold for \$4 million.

“This transaction is a true depiction of the everchanging landscape of North Brooklyn,” said Rabinowitsch. “The continued growth of the live, work and play atmosphere in Greenpoint has enabled young professionals and creatives to take advantage of the G train as an alternative to the proposed L train renovations upon us.”

The second deal was the sale of 87 Luquer St., a live/work building in Carroll Gardens. Marks

and Mike Hernandez, associate vice president, along with their leading sales team brokered the deal with a closing price of \$2.875 million.

Dan Marks,
TerraCRG

Nicole Rabinowitsch,
TerraCRG

“As we expected, this property generated a tremendous amount of interest from the market,” said Marks. “We are thrilled that we were successful in brokering the sale of such a unique, visible and well-known property in Carroll Gardens.”

As one of the most recognizable buildings in Carroll Gardens, this three-story, 6,875 s/f building offers an attractive façade. The property also benefits from a certificate of occupancy that allows for a rare combination of uses including semi-industrial on the ground floor, offices on the second and residential on the top. Zoned R6B, the property can also be completely rehabilitated for residential use.

The property, 87 Luquer St., is a few blocks from two amenity-rich streets, Smith and Union Streets. Smith Street, commonly known as “restaurant row,” is comprised of restaurants, bars and eateries, while Court St. has several popular local boutiques. The building is in close proximity to the F & G subway lines at both the Smith/9th St. and Carroll Street stations. It is also accessible by vehicle, providing a quick commute to Manhattan via the Hugh L Carey Tunnel.

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