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## **Blatter of KFIR Capital acts for buyer and seller in \$20.5 million Brooklyn Opportunity Zone sale**

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Brooklyn, NY KFIR Capital completed the \$20.5 million sale of a two-story, 43,000 s/f mixed-use building in an Opportunity Zone (OZ).

Jake Blatter, KFIR Capital

The buyer, a family office, plans to develop the site at 210 Clarkson Ave. Located at the corner of Rogers Ave., the site allows for 140,000 s/f of future development rights—the majority of which are reserved for residential. The property, comprised of retail and office tenants, is now vacant. It was the former site of the discount, Dollar Tree Store and a private school, Brightside Academy.

The seller, 210 Clarkson Corp., a partnership controlled by Albert Srour, is a multifamily operator who is also the proprietor of Brooklyn discount department store Fat Albert.

KFIR Capital's president Jake Blatter represented both sides in the off-market deal that is one of the first OZ deals in the area.

The Flatbush neighborhood of Prospect Lefferts Garden is defined by Prospect Park to the west, Crown Heights to the north and Brownsville to the east. The site is located near the Winthrop Street subway lines and the Parkside Avenue Q train that provides direct access to downtown Manhattan in less than 30 minutes and midtown Manhattan in 40 minutes.

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