



## **Isak of Falco & Isak Realty Services sells 44-18 Broadway for \$1.315 million**

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Rubin Isak, CEO/co-founder of Falco & Isak Realty Services, an investment sales firm, sold 44-18 Broadway in an all cash transaction valued at \$1.315 million.

44-18 Broadway is a mixed-use building with 1 store on the ground floor, a 3-bedroom apartment on the 2nd floor and an attached 2 car garage on 45th St. The property is located on the Southwest Corner of Broadway and 45th St. in Astoria. The property is situated 1-block away from the 46th St. subway station.

"This property was owned by the same family for over 43 years and was also the former location of "Time Caf  " a neighborhood destination for the last 7 years. We delivered the building completely vacant at closing, giving the new owner many options with the property. The site also has a solid zoning of C1-4 with an R6B overlay for a possible addition of more square footage in the future." said Rubin Isak, CEO and Co-Founder of Falco Isak Realty. "The all cash buyer closed this transaction without contingencies within 30 days of signing the contract."

The sales price of \$1,315,000 represents \$350.66/SF.

The sellers' attorney was Irving Port, Esq. and the purchasers' attorney was Jeffrey Goldman. The seller was Bob A Corp, a private owner and the purchaser was a private investor from Queens.

Rubin Isak was the sole broker in the transaction.

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