



Eastern Consolidated markets 4-6 Berry Street in North Williamsburg

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Eastern Consolidated, a leading investment sales brokerage firm, has been retained as the exclusive agent to market for sale 4-6 Berry St., a two-story, 5,025 s/f commercial building located in Williamsburg.

The Property at 4-6 Berry St. is leased to popular bar and restaurant, "Berry Park," under a long-term lease through October 2029. An ancillary rear space is leased as a storage area. The "Berry Park" lease is guaranteed by the tenant. The property is located on the west side of street near the corner of North 14th Street, and the transition to Nassau Avenue, close to the Williamsburg/Greenpoint border and opposite McCarren Park.

"The offering represents a strong location for the investor who wishes to capitalize on a long-term lease asset in a dynamic high demand high growth neighborhood," said Gabriel Saffioti, a director with Eastern Consolidated, who along with colleagues Nicole Rabinowitsch, represent the seller. "Williamsburg has experienced incredible growth over the last decade, with newly arrived residents to New York City and Manhattan residents alike looking for an easy commute to Manhattan, and to be part of a diverse and lively New York City community."

Rabinowitsch added that with the new influx of the young and hip, this once immigrant-dominated neighborhood now supports a thriving art community, local indie rock scene, hipster culture and plenty of restaurants and bars while still remaining an enclave for its traditional Jewish, Italian, Polish and Latino population. "The rapid population growth combined with explosive residential and retail development is nothing short of impressive and the neighborhood's evolution has redefined the area," Rabinowitsch said.

Williamsburg is bordered by Greenpoint to the north, Bedford-Stuyvesant to the south, Bushwick to the east, and the East River to the west. Bedford Avenue is the main street in Williamsburg, which features an L train subway stop and an array of restaurants, bars, boutique retail, gourmet food shops and galleries along the Avenue and cross streets. Nearby establishments include the Wythe Hotel, Brooklyn Bowl, King and AGrove Hotel, the Elm Restaurant as well as Five Leaves restaurant.

A few blocks east closer to the East River waterfront, Kent Avenue is the principal north-south corridor that is lined with many new construction residential developments and conversions, all of

which have close proximity to riverfront parks, ferry transportation to Midtown and dramatic views of the Manhattan skyline.

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