



## **Stryker, George, and Goldflam of Highcap sell development site for \$1.1 million; located at 37-39 East 21st Street in Prospect Park South**

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Larry Stryker, associate broker, Lovin George, investment sales associate and Joshua Goldflam, principal, of Manhattan-based investment sales firm Highcap Group, arranged the \$1.1 million sale of a residential development site in Prospect Park South. Located at 37-39 East 21st St. and situated on 4,125 s/f of land with R7A zoning, it offers buildable s/f up to 16,500 s/f.

The property is located just off Prospect Park, and is close to The Brooklyn Museum, Brooklyn Public Library, and the Brooklyn Botanical Garden. Although the area is primarily residential, the site rests only blocks from the pulsing commercial corridors of Flatbush Ave., Church Ave., and Cortelyou Rd. Public transit is also very closeby, with the B express line just three blocks away at the Church Ave. subway station, which also has access to the local Q line.

In addition, the property is one block to the north is the Parkside Ave. Q train, and near the site are the 2 and 5 Winthrop St. and Church Ave. subway stations.

It's also just three stops from Atlantic Terminal which has access to the D, M, N, R, B, Q, 2, 3, 4, 5 trains and the LIRR. Highcap represented both buyer and seller in this transaction.

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