



## **Hess, Shalumov, Setton and Galperin of TerraCRG retained as exclusive agent for the sale of 739 Church Avenue, Brooklyn**

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TerraCRG's partner Adam Hess has been retained as the exclusive agent for the sale of 739 Church Ave. located between East 7th and East 8th St. in the Kensington neighborhood. Hess, along with associate vice president Sam Shalumov and associates Edward Setton and Kirill Galperin of TerraCRG are representing the seller.

The 20' wide 3,300 s/f property consists of a vacant retail store and two apartments and is just two blocks from Prospect Park. Both apartments are newly renovated and are 1,000 SF each. Renovated apartments in close proximity to the park are achieving rents at \$40 per s/f and above.

Kensington is primarily a residential neighborhood surrounded by boutiques and restaurants such as the Church Caf  Wine Bar and Lark Caf . The property is situated near the Church Ave. and Coney Island Ave. retail corridors, Prospect Park Children's Carousel and Prospect Park Zoo. The F, G, B, and Q trains are in close proximity to the building, as well as Ocean Parkway and Fort Hamilton Parkway which provides access to all major highways.

"We think this property presents a tremendous opportunity to acquire a vacant asset in a fast growing neighborhood," said Shalumov.

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