



Jecklin of EPIC handles \$1.575 million sale of 66 Hendrix Street

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EPIC Commercial Realty arranged the sale of 66 Hendrix St. in Cypress Hills. The property is a package of three adjacent, three-story, walk-up, mixed-use buildings, on the same tax lot, with each address having its own entrance. Making up the South West corner of Hendrix St. and Jamaica Ave., 66 Hendrix St boasts 82' of retail frontage on Jamaica Ave.

In total, the buildings contain four one-bedroom and two three-bedroom apartments, as well as three ground-floor retail units. Residential tenants are free market, have separate boilers and hot water heaters and pay their own fuel and utility costs. The property has a new roof and upgrades have been made to the interior common areas.

Before the sale of 66 Hendrix St, Marcus Jecklin stated that "[This deal] is the perfect example of the increasing demand for property in Cypress Hills and the outer reaches of Brooklyn; we valued the property at over 10 times the rent roll, and we are not struggling to find interest at that level. This property is just two stops away from Broadway Junction on the J or Z train, and it takes less than 30 minutes by train to get into Manhattan."

The property, which was listed exclusively with EPIC for \$1,650,000, sold for \$1,575,000 by sales associate Marcus Jecklin.

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