



Mavashev of Alpha Realty sells 3315 and 3401 Avenue H for \$5.6 million

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Alpha Realty arranged the sale of 3315 and 3401 Ave. H in the Flatbush section of the borough for \$5.6 million.

These corner buildings sit across the street from the other, situated on Ave. H and East 34th St. The two pieces combined for 14,350 s/f with a total of 10 commercial units. Total buildable for the two lots is 52,000 s/f making it a future development play. The sales price equates to \$390 per s/f.

Lev Mavashev represented both parties in this transaction.

"The seller was in the process of repositioning his assets and decided that it was an advantageous time to sell. The buyer was a local investor looking for an established, high traffic retail property. The intersection dominance and proximity to Brooklyn College was very appealing to the buyer, who quickly made the decision to purchase while the opportunity was available," said Mavashev.

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