



Y. Edelkopf, B. Edelkopf and Rybinskov of EPIC sell 245 4th Avenue for \$6.5 million

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EPIC Commercial Realty arranged the sale of 245 4th Ave. in Park Slope. Found between President and Carroll Sts., the lot is currently home to a single-story auto repair shop, delivered vacant, on a highly trafficked street.

The property is located in Park Slope, one block away from the Union St. D, N, and R subway station, as well as being five blocks from Prospect Park and Grand Army Plaza. Due to the C2-4/R8A zoning, the site allows for 21,810 s/f of both commercial and residential development rights. The sale translates to an impressive \$298/bsf. Not only does the close proximity to mass transit make these buildings appealing, but they are just five blocks from Prospect Park and Grand Army Plaza.

Park Slope, located in northwest Brooklyn, features historic buildings, highly-acclaimed restaurants, nightlife, and shops. It is in close proximity to Prospect Park, the Brooklyn Botanical Gardens, and the Brooklyn Museum. Park Slope is a very highly rated neighborhood; it was acclaimed one of the "Greatest Neighborhoods in America" by the American Planning Association.

Yona Edelkopf, CEO at EPIC Commercial Realty, and sales associates Baruch Edelkopf and Mike Rybinskov sold 245 4th Ave. for \$6.5 million.

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