



Fridman of Barcel Group brokers three sales totaling \$7.9 million; Zimmermann of Barcel assists with \$2.5 million sale of 5,000 s/f

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Marcel Fridman, Barcel Group 1148 Flatbush Avenue - Brooklyn, NY Bart Zimmermann, Barcel Group

Brooklyn, NY According to the Barcel Group, it has handled the sale of three buildings totaling \$7.9 million. The properties are: 1148 Flatbush Ave., 228 Manhattan Ave. and 1252 Myrtle Ave.

1148 Flatbush Ave. is a 4 story walk-up building located in Flatbush, the corner property consists of six residential apartments and three retail stores. The building was built in 1933 and contains a total of 7,000 s/f. The property sold for \$3.565 million or 12.5x GRM. Marcel Fridman represented all parties in this off market transaction.

228 Manhattan Ave. is a four-story walk-up building located in Williamsburg, the vacant property consists of two residential units and one store. The building was built in 1920 and contains a total of 5,000 s/f. The property sold for \$2.5 million or \$500 per s/f. Fridman and Bart Zimmermann represented the purchaser in this off-market transaction.

1252 Myrtle Ave. is a three-story walk-up building located in the Bushwick neighborhood. The property consists of five residential units and one store. The building was built in 1931 and contains a total of 4,000 s/f. The property sold for \$1.85 million or 13.5X the GRM. Fridman represented the purchaser in this transaction.

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