



David of EMH Commercial Realty sells two Brooklyn properties in Greenwood Heights

July 19, 2018 - Front Section

Brooklyn, NY EMH Commercial Realty completed the sale of 303 23rd St. and 305 23rd St. in the Greenwood Heights neighborhood.

Investment sales associate Doron David represented the buyer and the seller in this transaction.

303 23rd Street - Brooklyn, NY

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303 23rd St. is a three-car garage on a 28 x 100 lot with a total buildable of 5,526 s/f. The property had pre-approved plans for a four-family building but was purchased from the developer before work had begun.

305 23rd St. is a three-family home on a 50 x 100 lot with a total buildable of 10,016 s/f making the assemblage total 15,542 buildable s/f.

Due to its proximity to Park Slope, this residential neighborhood has seen an increase in condominium development in the past year and a half. This sale achieved the highest price per s/f of any development site in the neighborhood as it is uniquely situated on one of Greenwood Cemetery's only quiet, tree-lined blocks.

Permits have since been filed for a four-story luxury condominium building comprising of 11 apartments averaging 1,800 s/f apiece.

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