



## **Bestreich Realty Group brokers two sales totaling \$4.62 million**

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Derek Bestreich,  
Bestreich Realty Group

Luke Sproviero,  
Bestreich Realty Group

Toby Waring,  
Bestreich Realty Group

Adam Lobel,  
Bestreich Realty Group

Tom Reynolds,  
Bestreich Realty Group

Brooklyn, NY Bestreich Realty Group closed two sales:

- The \$2.55 million sale of 552 Court St., in Carroll Gardens: The mixed-use property contains 3,000 s/f and an additional 1,000 s/f of air rights—two floor-through units over one retail. It sold at a 3.82% cap rate and its sale represents \$850 per s/f. Toby Waring, Adam Lobel, Derek Bestreich, and Luke

Sproviero represented the buyer and seller.

- The \$2.07 million sale of 1270-1274 New York Ave. in Flatbush: The development site measures 58 ft. x 102.5 ft., is zoned R6 with an FAR of 3, and offers 17,835 buildable s/f. Bestreich and Tom Reynolds represented the buyer and seller.

The sale represents \$116 per buildable s/f.

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