



Shaban of Besen & Associates completes \$950,000 Brooklyn sale

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Ronnie Shaban,
Besen & Associates

Brooklyn, NY Besen & Associates has completed the \$950,000 sale of 1957 Flatbush Ave. in the Marine Park/Canarsie neighborhood. The property consists of a two-story mixed-use building containing four total units, two residential units and two ground floor vacant units. The two second floor apartments consist of one one-bedroom/one-bath unit and one two-bedroom/one-bath unit. The property was brokered by Ronnie Shaban of Besen & Associates and Matthew Leist of Prime Real Estate Advisors. Shaban represented the buyer and Leist represented the seller.

The property is situated on the east side of Flatbush Ave. between Kings Hwy. and Lott Place. Built in 1931, the property has 2,712 s/f, 18' of frontage and located just one mile south of the Brooklyn College–Flatbush Station on the (2, 5) subway and close to Mt. Sinai Brooklyn Hospital.

The sale price of \$950,000 equates to \$351 per s/f and \$237,500 per unit.

“Through extensive marketing, we were able to achieve the highest value for the seller by procuring a user/investor to acquire this property. It is situated in a high-traffic location good for their business,” said Ronnie Shaban of Besen & Associates.

“I truly believe that this is the one of the best examples of the vision that real estate investors need to thrive in NYC’s extremely competitive real estate market,” said Matthew Leist.

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