



## **Westbridge Realty Group closes six sales totaling \$6.565 million**

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Brooklyn, NY Westbridge Realty Group closed the following sales:

1010 Gates Ave. in the Stuyvesant Heights neighborhood sold for \$2.65 million. This is a 12,716 buildable s/f, 19-unit development site. The existing two-story building that was built in 1952 is 8,400 s/f. It sold for \$208 per buildable s/f. Ari Benyacov represented the buyer, 1010 Gates Avenue and the seller, Neighborhood Housing Services.

461 East 186 St. in the Belmont section of the Bronx sold for \$900,000. This is a ground-up development site for 15,000 buildable s/f. It sold for \$60 per buildable s/f. Steven Westreich represented buyer, 722 East 216th LLC and Isaac Shrem represented seller, 463 East 186 Street LLC

458 Cyrus Pl. in the Belmont section of the Bronx sold for \$875,000. This is a ground up development site for 15,000 buildable s/f. It sold for \$55 per buildable s/f. Westreich represented the buyer, JHROSE LLC and Shrem represented the seller, 458 Cyrus Place LLC.

2307 Prospect Ave. in the Belmont section of the Bronx sold for \$875,000. This is a 2,380 s/f four-unit building that will be converted to an eight-unit building. It was built in 1925 and sold for \$368 per s/f. Westreich represented the seller, 2307 Prospect LLC and Eli Greenberg acted for the buyer, Asher Leeman of Timberline Management.

2109 Tiebout Ave. in the Fordham section of the Bronx sold for \$585,000. The two-story, two-family home is being converted into 11 units, with the new owners adding two more stories to the current 3,520 s/f to expand to 9,986 s/f. The existing building was built in 1910 and sold for \$59 per buildable s/f. Menachem Babayov represented the seller, Harry Forman Esq., and Jonathan Bichoupan represented the buyer, Tie 2109 LLC.

55 Clifford Pl. in the Mount Hope section of the Bronx sold for \$680,000. The new owners plan to reposition the two-story, 2,688 s/f property from two units to 16 units. The building was built in 1920 and sold for \$253 per s/f. Westreich represented seller, Ready Holdings LLC and Greenberg represented buyer, Leeman of Timberline.