



Westbridge Realty Group completes 15 sales totaling over 10 million

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Bronx, NY Westbridge Realty Group closed 15 transactions in the borough, totaling over \$10 million. The deals include:

2412 Webster Avenue - Bronx, NY

\$1.4 million sale of 2412 Webster Ave., a multifamily building in the Fordham neighborhood. The 9,240 s/f building features eight apartments. The purchase price equated to \$152 per s/f. Steven Westreich represented the buyer, YSLW Webster LLC, and the seller 2412 Webster Associates LLC.

\$1.193 million sale of 3602 Holland Ave., a 20-unit corner development site in the Williamsbridge

neighborhood. With 13,556 buildable s/f, the purchase price equated to \$88 per buildable s/f. Menachem Babayov represented the buyer, SHG 3602 LLC, and Westreich represented the seller, Chukwuemeka Dike.

\$865,000 sale of 1369 Leland Ave., a 20-unit corner development site in the Parkchester neighborhood. With 13,311 buildable s/f, the purchase price equated to \$65 per buildable s/f. Abe Jemal represented the buyer, 1369 Leland LLC, and Westreich represented the seller, Juan De La Cruz.

3602 Holland Avenue - Bronx, NY

\$800,000 sale of 4058 Bronx Blvd., a 24-unit development site in the Wakefield area. With 16,800 buildable s/f, the purchase price equated to \$48 per buildable s/f. Babayov represented the buyer, Magnet Management, and Westreich represented the seller, Alba Morello.

\$750,000 sale of 2793 Webb Ave., a development site in the Kingsbridge neighborhood. With 12,369 buildable s/f, the purchase price equated to \$60 per buildable s/f. Isaac Shrem represented the buyer 2793 Webb LLC, and Westreich represented the seller, Arnold Goldman.

\$750,000 sale of 2067 Honeywell Ave., a development site in the West Farms neighborhood. The site contains 14,011 buildable s/f, equating to \$54 per buildable s/f. Babayov represented the buyer, 2069 Honeywell LLC, and Westreich represented the seller, Jeffrey Dinowitz Esq.

\$680,000 sale of 3546 Bronx Blvd., a multifamily building in the Olinville neighborhood. The 4,560 s/f building features seven apartments. The purchase price equated to \$149 per s/f. Westreich represented the buyer, Pointe Star Realty LLC and the seller, Maurice Aubyn Young.

\$675,000 sale of 3826 Pratt Ave., a five-family building located in the Edenwald neighborhood. The building spans 4,150 s/f. The purchase price equated to \$163 per s/f. Westreich represented the buyer 3826 Pratt Ave LLC, and Babayov represented the seller, the estate of Armand Scardera.

\$530,000 sale of 1531 Nelson Ave., a development site in the Morris Heights neighborhood. The site contains 8,284 buildable s/f, equating to \$64 per buildable s/f. Westreich represented the buyer, NEL 1531 LLC and the seller, Oakmont Funding Capital LLC.

\$500,000 sale of 2515 E Tremont Ave., a three-family building in the Westchester Square neighborhood. The 3,751 s/f building's purchase price equated to \$133 per s/f. Westreich represented the buyer, 2515 E. Tremont LLC, and the seller, 2515 East Tremont Ave Corp.

\$470,000 sale of 369 East 159th St., a development site in the Melrose neighborhood. With 8,720 buildable s/f, the purchase price equated to \$54 per buildable s/f. Westreich represented the buyer 369 E 159 St LLC, and Shrem represented the seller, QNS36 LLC.

\$410,000 sale of 813 Elsmere Pl., a development site in the Tremont neighborhood. The site contains 8,600 buildable s/f equating to \$48 per buildable s/f. Westreich represented the buyer, 813 Elsmere LLC, and the seller, Core National LLC.

\$400,000 sale of 1230 College Ave., a development site in the Concourse Village neighborhood. With 6,880 buildable s/f, the purchase price equated to \$58 per buildable s/f. Westreich represented the buyer, Bronx Villa LLC and the seller, Ibrahim Shatara Esq.

\$350,000 sale of 710 East 221st St., a development site in the Williamsbridge neighborhood. With 6,000 buildable s/f, the purchase price equated to \$58 per buildable s/f. Eli Greenberg represented the buyer, BX 710 E 221st Holdings LLC, and Babayov represented the seller, Two Hundred Twenty

Nine LLC.

\$223,250 sale of 1728 Lafayette Ave., a development site in the Clason Point neighborhood. The property contains 7,875 buildable s/f, the purchase price equated to \$28 per buildable s/f. Westreich represented the buyer, Gold City Associates, LLC, and the seller, Milagros Heir.

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