



Bestreich Realty Group closes three sales totaling \$8.925 million

June 22, 2021 - New York City

Brooklyn, NY Bestreich Realty Group (BRG) closed three sales totaling \$8.925 million:

231 Baltic Street - Brooklyn, NY

- 231 Baltic St. sold for \$3.75 million. This four-apartment multifamily is located in Cobble Hill, between Clinton and Court Sts. It is 4,132 above ground s/f priced at \$938 per s/f. The top two floors dimensions are 24 ft. x 40 ft. and the bottom two floors dimensions are 24 ft. x 46 ft. and the lot dimension is 24.25 ft. x 99.83 ft. It's zoned R6, LH-1 with an FAR 2.43 and tax class 2A. The sellers were 231 Baltic LLC and the buyers are Baltic Holdings LLC. Derek Bestreich, Luke Sproviero, Adam Lobel, Gabriel Kates, Toby Waring, and Daniel Shawah facilitated the transaction.

297 President Street - Brooklyn, NY

- 297 President St. sold for \$3.3 million. This four-apartment multifamily is located between Smith in Hoyt Sts. in Carroll Gardens. This property is 4,404 s/f priced at \$694 per s/f and \$825,000 per unit. The property dimension is 22 ft. x 50 ft. and the lot dimension is 22 ft. x 98 ft. It's zoned R6B with and FAR of 2.0 and tax class 2A. The seller is 297 President LLC and the buyer is Eckstrom NYC. Bestreich, Sproviero, Lobel, Kates, Waring, and Shawah facilitated both sides of the transaction.

91 N. 4th Street - Brooklyn, NY

- 91 N. 4th St., located in Williamsburg, sold for \$1.875 million. This six-apartment multifamily is 5,625 s/f, on a 25 ft. x 100 ft. lot. It's priced at \$333 per s/f and \$312,500 per unit. The seller is Corigin Real Estate and the buyer is 91 N 4th LLC. Bestreich, Sproviero, Donal Flaherty, Hakeem Lecky, Corey Haynes, and Justin Zeitchik are all on the North Brooklyn Team and facilitated both sides of the transaction.