



Brix Real Estate Advisors handles \$2.3 million sale of Bronx land, air rights

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Bronx, NY Brix Real Estate Advisors, a commercial real estate brokerage firm based in White Plains, handled the \$2.3 million sale of a vacant land site that included air rights of an adjoining Opportunity Zone property in the Little Italy neighborhood.

Matthew Barbaccia of Brix represented the seller John Colangelo and buyer Aaron Yakobian in the deal at 2330 Cambreleng Ave., the 25,800 buildable s/f land site which sold for \$2.15 million.

In addition, the sale included 4,134 s/f of air rights of the adjoining property at 2335 Beaumont Ave. that sold for \$145,000 bringing the total sale to 29,934 buildable s/f or \$76.67 per buildable s/f.

According to Barbaccia, the developer was attracted to the site due to its proximity to Arthur Ave. and Fordham University.

The buyer purchased the property through an Opportunity Zone fund.

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