



Investment Property Realty Group brokers seven sales: \$27.288 million total

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Brooklyn, NY Investment Property Realty Group completed the following transactions:

The closing of 132 & 134 W 23rd St. in Chelsea with a lease value of \$10.45 million. This property is located between 6th and 7th Sts. and totals buildable 33,328 s/f. These 99-year ground lease development sites are priced at \$313 per buildable s/f. Adam Lobel, Zachary Ziskin, Justin Zeitchik, Eli Zempsky, and Ben Cirella facilitated transaction.

The closing of 25 Stanhope St. in Bushwick for \$4 million. This property is located on the corner of Evergreen Ave. and Stanhope St. This 3,750 s/f free market mixed-use property totals five apartments and one store, priced at \$1,067 per s/f and \$666,667 per unit. Derek Bestreich, Steve Reynolds, Tom Reynolds, and Brian Davila facilitated this transaction.

The closing of 68 Troy Ave. in Crown Heights for \$3.638 million. This property is located between Pacific St. and Atlantic Ave. This six apartment multifamily has a total of 3,750 s/f priced at \$970 per s/f and \$606,333 per unit. Bestreich, Luke Sproviero, Lobel, Toby Warning, and Daniel Shawah facilitated this transaction.

The closing of 122 7th Ave. in Park Slope for \$2.8 million. This property is located on the corner of President and Carroll Sts. This mixed-use building has a total of 4,000 s/f priced at \$700 per s/f. Bestreich, Sproviero, Lobel, Warning, and Shawah facilitated this transaction.

The closing of 185 Ainslie St. in Williamsburg for \$2.6 million. This property is located on the corner of Manhattan Ave. and Leonard St. This development site has a total of 5,787.5 buildable s/f priced at \$449 per buildable s/f. The Cosenza Family was the seller on this deal. Bestreich, Sproviero, Donal Flaherty, Corey Haynes, and Thomas Ventura facilitated this transaction.

The closing of 961 East 167th St. in Foxhurst for \$1.975 million. This property is located between Southern Blvd. and E. 167th St. This mixed-use building consists of six apartments and one store totaling 6,408 s/f priced at \$308 per s/f and \$282,143 per unit. Bestreich, Sproviero, Steve Reynolds, and Davila facilitated this transaction.

The closing of 223 Frost St. in Williamsburg for \$1.825 million. This property is located between Kingsland Ave. and Humboldt St. This development site has a total 5,000 buildable s/f priced at \$365 per buildable s/f. This building was sold by the Piccoro Family and the buyer is Arik Bar Chaim. Bestreich, Sproviero, Flaherty, Haynes and Ventura facilitated this transaction.