



## Investment Property Realty Group negotiates multiple closings totaling \$28.684 million

November 14, 2023 - Front Section



550 Van Buren Street - Brooklyn, NY

31-01 34th Street - Queens, NY

413 South 5th Street - Brooklyn, NY

45-01 Ditmars Boulevard - Queens, NY

779 Grote Street - Bronx, NY

19 North Henry Street - Brooklyn, NY

Brooklyn, NY Investment Property Realty Group (IPRG) negotiated nine real estate transactions in New York City.

550 Van Buren St., Brooklyn for \$4.78 million. This property is located between Broadway and Patchen Ave. The building is built 19 ft. x 50 ft., offering 5,825 s/f. The lot is built 19 ft. x 100 ft. This property offers eight apartments. IPRG brokers Derek Bestreich, Steve Reynolds, Tom Reynolds, and Brian Davila represented the buyer and seller.

31-01 34th St. in Queens for \$2 million. This property is located on the corner of 34th Ave. and 31st St. The building is built 20 ft. x 65 ft., offering 2,800 s/f. The lot is built 20 ft. x 90 ft. This property offers two apartments, one store, and one private driveway. The residential units were delivered vacant. IPRG brokers Bestreich, Luke Sproviero, Donal Flaherty, and Zachary Golub represented the buyer and seller.

413 South 5th St. in Brooklyn for \$4,997,952. This property is located Hewes St. and Union Ave. The building is built 24.5 ft. x 55 ft., offering 4,043 s/f. The lot is built 24.5 ft. x 89 ft. This property offers five apartments. IPRG brokers Bestreich, Sproviero, Reynolds, Flaherty, Corey Haynes, Thomas Ventura, and Sal Monteverde represented the buyer and the seller.

423 Court St. in Brooklyn for \$5,346,458. This property is located between 2nd Pl. and 3rd Pl. The building is built 20.17 ft. x 40 ft., offering 3,200 s/f. The lot is built 20.17 ft. x 50 ft. This property offers three apartments and one store. IPRG brokers Bestreich, Sproviero, Adam Lobel, and Toby

Waring represented the seller and Ari Harkov of Brown Harris Stevens represented the buyer.

272 South 1st St. in Brooklyn for \$4.2 million. This property is located between Marcy Ave. and Havemeyer St. The lot is built 40 ft. x 100 ft., offering 10,800 buildable s/f. The property is zoned R6 and has an FAR of 3.0 and 2.2. IPRG brokers Bestreich, Sproviero, Flaherty, Haynes, Ventura, and Monteverde represented the buyer and the seller.

81 St James Pl. in Brooklyn for \$2.51 million. This property is located between Greene Ave. and Clifton Pl. The property is built 20 ft. x 42 ft., offering 3,360 s/f. There is a small extension off the first floor. The lot is built 20 ft. x 100 ft. The property offers three apartments and was delivered vacant at closing. 81 St James place is located on one of the best residential blocks in Clinton Hill, only one block from the subway station at Clinton Washington Ave. and the grounds of Pratt Institute. IPRG brokers Bestreich, Sproviero, Lobel, and Waring represented the buyer and the seller.

45-01 Ditmars Blvd. in Queens for \$1.85 million. This property is located on the corner of 45th St. and Ditmars Blvd. The property is built 20 ft. x 90 ft., offering 4,200 s/f. The lot is built 20 ft. x 110 ft. The property offers two apartments, one store, and one garage and was delivered partially vacant at closing. IPRG brokers Bestreich, Sproviero, Flaherty, and Monteverde represented the buyer and the seller.

779 Grote St. in Bronx sold for \$1.15 million. This property is located between Southern Blvd. and Prospect Ave. The property is built 21 ft. x 60 ft., offering 3,780 s/f. The lot is built 25 ft. x 125 ft., offering 10,750 buildable s/f. The property offers three apartments that were delivered vacant at closing. IPRG brokers Bestreich, Reynolds, Brian Davila, and John Loch represented the buyer and the seller.

19 North Henry St. in Brooklyn for \$1.85 million. This property is located between Herbert and Richardson Sts. The lot is built 25 ft. x 109.5 ft. and is zoned R6B with an FAR of 2.0, offering 5,114.5 buildable s/f. The property was delivered vacant. IPRG brokers Bestreich, Sproviero, Reynolds, Flaherty, Haynes, Ventura, and Monteverde represented both the buyer and the seller.