

447

ROGERS AVENUE

BROOKLYN, NY 11225

SALE PRICE

\$3,300,000

SALE METRICS

6,840	6 Apts & 2 Stores
Approx SF	# of Units
5.77%	14.43x
Current Cap Rate	Current GRM
\$482	\$412,500
Price/SF	Price/Unit

PROPERTY DESCRIPTION

Bestreich Realty Group (BRG) is pleased to announce the sale of 447 Rogers Avenue, located between Lefferts Avenue and Lincoln Road in the Prospect Lefferts Gardens section of Brooklyn. The property is built 30 ft x 76 ft, offering approximately 6,840 square feet. It sits on a 30 ft x 106.5 ft lot and is zoned R5, C1-3. The property features 6 apartments and 2 stores. The unit mix is comprised of 1 one-bedroom unit, 1 two-bedroom unit, and 4 three-bedroom units. The property is near the 2 & 5 subway lines, offering quick and easy access to Manhattan.

