

836

UNION STREET

BROOKLYN, NY 11215

SALE PRICE

\$2,750,000

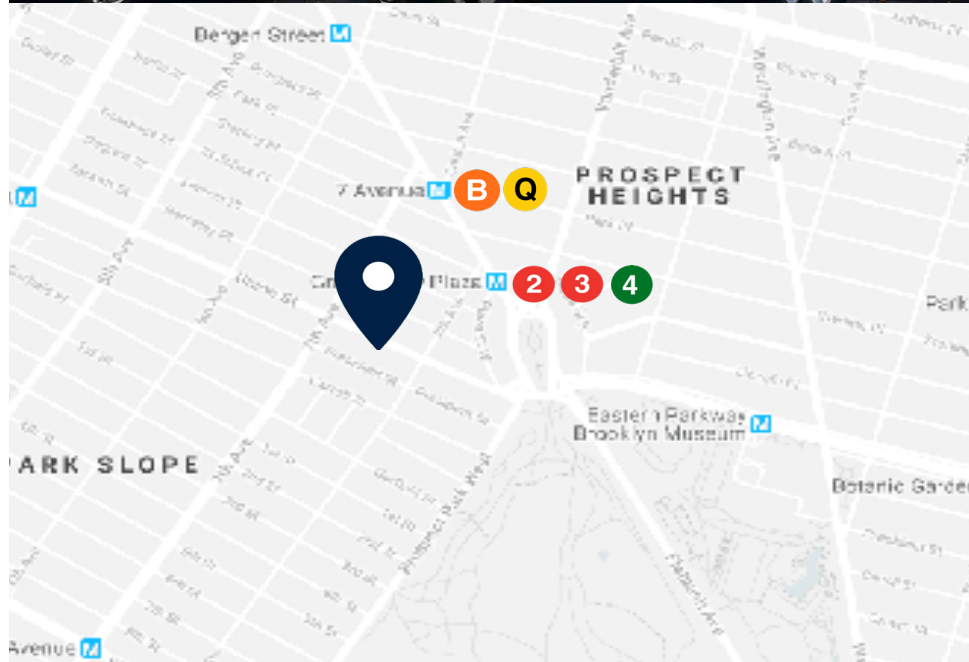
SALE METRICS

4,000 Approx SF	5 # of Units
4.25% Current Cap Rate	17.23x Current GRM
5.39% Pro Forma Cap Rate	14.27x Pro Forma GRM
\$688 Price/SF	\$550,000 Price/Unit

PROPERTY DESCRIPTION

Bestreich Realty Group (BRG) is pleased to announce the sale of 836 Union Street (Block: 01065, Lot: 0014), located between 7th and 8th Avenue in the Park Slope section of Brooklyn. This property is located within the Historic Landmark District and features 2 two-bedrooms box units, 2 studio units and a commercial storefront occupied by a dentist. The building is built 20 ft x 48 ft with a 9 ft x 8 ft extension on the first floor and offers approximately 4,000 sq. ft. The property sits on a 20 ft x 90 ft lot and is zoned R7B.

The property is located near the 2, 3, 4, B, Q and R Subway lines offering easy and quick access to the city. The property is also located near Prospect Park, Grand Army Plaza, Brooklyn Museum and the Brooklyn Public Library. Park Slope has consistently been named one of NYC's Best Places to Live. It has excellent public schools, low crime, vast stretches of green space, scores of restaurants and bars, and a diverse retail sector. It is known for its organic food markets and picturesque, pedestrian-friendly sidewalks. Prospect Park, charming cafes, and plenty of public amenities contribute to the neighborhood's small-town vibe.



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