

1184

NOSTRAND AVENUE

BROOKLYN, NY 11225

SALE PRICE

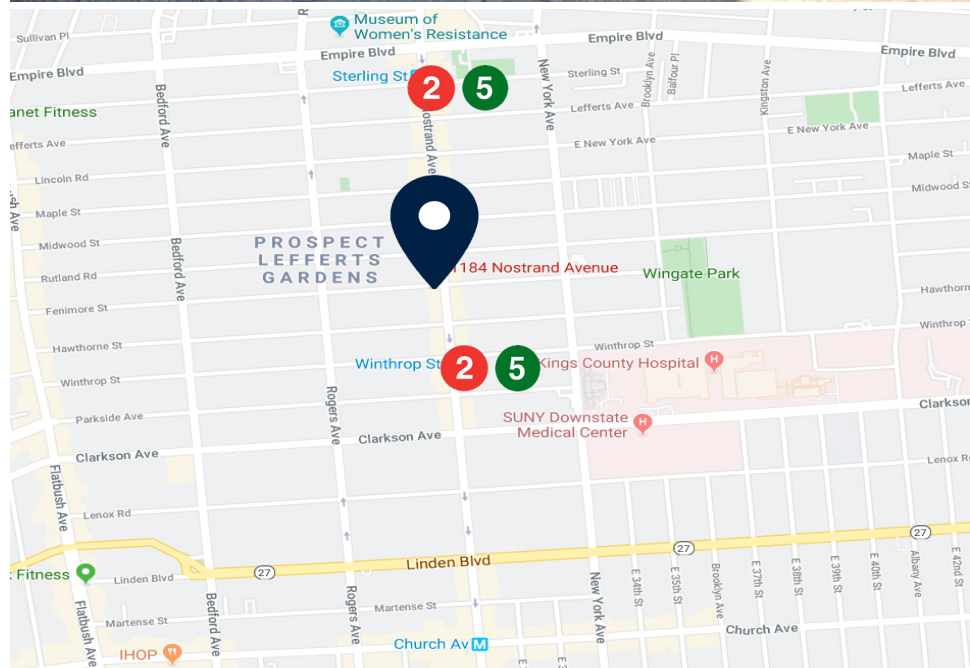
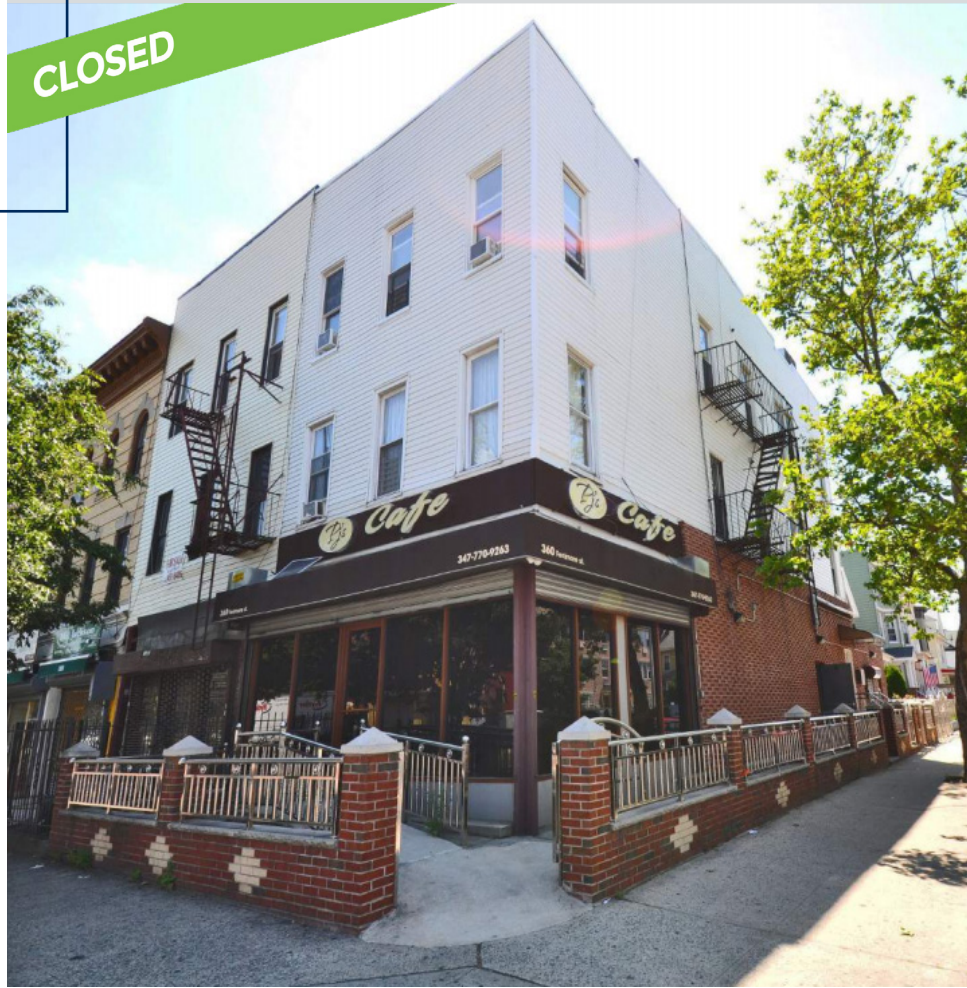
\$1,650,000

SALE METRICS

3,500 Approx SF	2 Apts & 1 Store # of Units
5.51% Current Cap Rate	14.78x Current GRM
\$471 Price/SF	\$825,000 Price/Unit

PROPERTY DESCRIPTION

Bestreich Realty Group (BRG) is pleased to announce the sale of 1184 Nostrand Avenue, located on the corner of Fenimore Street in the Prospect Lefferts Gardens section of Brooklyn. The property is built 20 ft x 55 ft, offering approximately 3,500 square feet. It sits on a 20 ft x 80 ft lot and is zoned R6, C2-3. It features 2 two-bedroom apartments and 1 store. The property is located within walking distance to the 2 and 5 subway lines, offering quick and easy access to Manhattan.



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