

**BRG** EXCLUSIVE LISTING  
BESTREICH REALTY GROUP  
**10 WESTMINSTER ROAD**



**21 UNIT OVERLOOKING PROSPECT PARK WITH 4 VACANCIES**

Bestreich Realty Group is pleased to offer 10 Westminister Road (Block: 05072, Lot: 0006), located at the corner of Caton Avenue, in the Prospect Park South section of Brooklyn, NY. The property features 21 large box style apartments. The building is built 74 ft. x 80 ft., 'H-Shaped', and sits on a 105.83 ft. x 108.08 ft. irregular lot and is zoned R6A offering additional unused air rights and rooftop duplex buildable potential.

The property features views of Prospect Park and is in close proximity to various schools, the Prospect Park Tennis Center and a large array of retail.

Offering Price:	\$9,250,000
Price per Unit:	\$440,476
Gross Square Feet:	25,974
Price per SF:	\$356
Projected Income:	\$561,120
Projected Expenses:	\$188,267
NOI:	\$356,019
GRM Projected:	16.48x
Cap Rate Projected:	3.85%

*For additional information, please contact exclusive listing brokers:*

Derek Bestreich  
President  
dbestreich@brg-cre.com

Luke Sproviero  
VP of Sales  
lsproviero@brg-cre.com

Erik Rodriguez  
VP of Sales  
erodriguez@brg-cre.com

Adam Lobel  
VP of Sales  
alobel@brg-cre.com

**(718) 360-8801**

1000 Dean Street, Ste. 311, Brooklyn, NY 11238