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Goldflam of Highcap brokers \$1.575 million sale of mixed-use property; Reps seller and purchaser of 96-21/96-27 Atlantic Avenue

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Queens, NY Josh Goldflam, managing principal of investment sales firm Highcap Group, has brokered the sale of the property located at 96-21 to 96-27 Atlantic Ave. in the Woodhaven section for \$1.575 million, which represents a capitalization rate of 8.7%. Goldflam represented both the seller and purchaser.

The two-story mixed-use walk-up building was originally built in 1931 and consists of 5,500 s/f with 75 ft. of frontage on Atlantic Ave. in Woodhaven.

The property consists of six ground floor retail tenants, and two apartments on the second floor. The property is located between at the corner of 96th Ave., which is two blocks from Woodhaven Blvd.

