

On The Scene

Agents

Besen & Associates announced the following exclusive assignments:

- Ben Weiss has been retained to sell an apartment building in Washington Heights located at 520 West 175th Street. The 5-story, 13,100 s/f walkup has 17 apartments. The price is \$1,750,000.

- Jeremy Casilli has been retained to market the 4-story walkup at 90 Eldridge Street in Chinatown with an asking price of \$5,500,000. Built in 1900, the property consists of 4 apartments and one store, with approximately 6,935 s/f.

- Matthew Garcia and Colin Rowen have been retained to sell 40 E4th St in Mount Vernon. The 17-unit Westchester County building has benefited from many recent capital improvements and offers strong and stable income. The asking price is \$1,300,000. The 4-story walkup is close to the Metro North train station.

- Lev Mavashov and Colin Rowen have been retained to sell 245 E52nd Street in Midtown East. The townhouse is a 5,910 s/f, newly renovated building, consisting of two luxury triplex units with high-end condo-like finishes. The asking price is \$3,300,000. Close to the U.N. headquarters, the property contains two four-bedroom triplex apartments.

CPEX Real Estate has been exclusively hired to lease 341 St. Nicholas Avenue in Ridgewood, Queens. The property has 2,500 s/f of retail space available on the corner of St. Nicholas Avenue and Palmetto Street. The property features a full restaurant buildout and 57 on-site shared parking spaces in the rear lot. Timothy D. King, principal, is handling the assignment. Asking rent is \$30 psf Net. Immediate occupancy available.

Winick Realty Group has been appointed exclusive retail leasing agent by TF Cornerstone to handle eleven properties with over 50,000 s/f of retail space. Steven E. Baker, executive vice president, is spearheading the marketing effort.

Sales

Chuck Lanyard, president of The Goldstein Group, announced that the company has sold a free-standing Walgreen's Drug Store at 361-397 Bergen Street, Newark. The seller was Springfield Bergen LLC and the buyer was undisclosed. The sale price was at a 6.5% Cap Rate.

Besen & Associates Inc. announced the sale of 511-521 West 147th Street, 3 contiguous 5-story walkup apartment buildings comprising of 60 apartments. 7.1 Gross Rent Multiplier. Price of \$88 psf or \$78,667 per unit. Amit Doshi and Hal Fuchs represented both parties in the transaction.

CB Richard Ellis announced the following transactions:

- The sale of a 19-unit multi-family building at 315 Park Avenue in Paterson, N.J. Charles Berger, along with Dean Marchi, and Gebane Triarsi, represented the seller. No financial details were disclosed.

- 1279 Fulton Street in Brooklyn sold to a local investor for \$2.8 million. The

6,180 s/f, single-story retail property was previously owned and occupied by a bank. The new ownership is exploring redevelopment options. Noel Caban represented the sellers.

- Noel Caban assisted a family estate in the sale of 371 East 149th Street in the Brown. Sold in just 120 days to an investor for \$2.4 million, the two-story, 7,000 s/f retail property formerly housed a bank branch.

NAI James E. Hanson announced the sale of a 44,000 s/f retail/mixed-use building at 33 New Bridge Road, Bergenfield, N.J. Director of Investment & Corporate Services Jon Stravitz and sales associate Russell Vermeed represented the landlord, 33 New Bridge Properties LLC. The buyer, 456 Washington LLC, a jewelry wholesaler, was attracted to the building's retail exposure and warehousing capabilities. No financial details were released.

Massey Knakal announced the following transactions:

- A six-story elevator apartment building at 110-48 72nd Avenue, Forest Hills, Queens was sold for \$7,300,000. The building is approximately 36,436 s/f and there are 48 units, small laundry room and garage parking for 14 cars. The sales price represented \$153,125 a unit and 10.52 gross rent multiple. Managing director and partner Thomas A. Domovna exclusively handled this transaction.

- Two three-story multifamily buildings at 239 North 5th Street, in Northside Williamsburg, sold for \$1,025,000. The front building contains three floor-through apartments and is approximately 2,500 s/f. The rear building, which is approximately 2,700 s/f, has two studio apartments on the ground floor and floor-through apartments on the second and third floors. Vice president of sales Mark Lively was the broker.

- A six-family walk-up building at 197 St. Marks Avenue, in Prospect Heights, sold for \$900,000. This 3-story building is 3,840 s/f. Senior vice president of sales Ken Freeman and first vice president of sales Jonathan Berman were the brokers.

- A four-story seven-family building at 149 DeKalb Avenue, in Fort Greene, sold for \$850,000. The building is approximately 3,560 s/f. First vice president of sales Stephen Palmese was the broker.

- A three-story six-family building at 6815 Owls Head Court, Bay Ridge, sold for \$735,000. The building is approximately 4,920 s/f. First vice president of sales Matthew Giordano was the broker.

- A three-story mixed-use building at 950 Nostrand Avenue, in Southern Crown Heights, sold for \$425,000. The building is approximately 3,720 s/f. First vice president of sales Jonathan Berman was the broker.

Marcus & Millichap Real Estate Investment Services announced the following transactions:

- The sale of an 11-unit apartment property in Newark, NJ, for \$250,000. Senior associate Steve Sussman and Christopher Rizzolo, investment specialist, had the exclusive listing to mar-

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