

On The Scene

Sales

The Long Island office of **CB Richard Ellis** announced the purchase by RS Abrams & Co. LLC. of a 15,198 s/f office property at 3033 Express Drive North in Islandia, NY. The purchase price was \$2,370,000. The CBRE team of **Philip Heilpern** and **Michael Poch** negotiated on behalf of the seller, AJJF Properties, LLC. Jim Riley and **Leo Farrell** of **Corporate Realty Services** represented RS Abrams & Co. LLC.

Itzhaki Properties announced the sale of 160 West 56th Street. The 1879 carriage house, located directly behind the Carnegie Hall, held the famous "Patelton Music House" as the tenant. The two-story, 3,936 s/f commercial building has contains additional air rights and was delivered vacant. The property traded at \$4 million. **Erez Itzhaki** and **Ofer Cohen** of Itzhaki Properties represented both the buyer and seller.

Marcus & Millichap announced the sale of 332 Keap Street, a 40,300 s/f, 54-unit mixed-use property located in Brooklyn. The asset commanded a sales price of \$4,300,000 which amounts to approximately \$106.70 psf and a cap rate of 5.55%. **Matt Fotis** and **Zachary Felson**, senior associates in Marcus & Millichap's Brooklyn office, exclusively represented the seller, an estate. The buyer, a private investor, was secured and represented by **Matt Fotis**, **Zachary Felson** and **Jeb Hollingsworth**, in Marcus & Millichap's Brooklyn office.

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Newmark Associates, Inc. announced the following transactions:

- The sale of an industrial building at 354 13 St., Carlstadt, NJ, which includes 7,000 s/f of warehouse space and 1,075 s/f of office space. Senior associate **Yosef Muskin** was instrumental in marketing the property.

- The sale of a 16,000 s/f industrial building in Carlstadt. Newmark Associates president **Susanne Newmark** represented French Aroma, the seller of the building.

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Leslie J. Garfield & Co. announced the following transactions:

- The sale of a four-story townhouse at 240 East 48th Street for \$3 million. The property contains 3,900 s/f and is zoned R7-2, which enables adding 3,000 s/f. Owned by the Essex Printing Company, it contains office space on the lower two floors and four studio apartments on the upper two floors. Phyllis Lerner of Lesley J. Garfield represented the seller. Leslie Fitting repped the buyers, next-door neighbors Charles Binder and Nancy Shor.

- The all-cash sale of a three-story, 2,800 s/f townhouse at 516 East 89th Street for \$2.995 million. The property had been completely gutted in preparation for renovation by the seller. **Matthew Lesser**, director, Leslie J. Garfield brought in the buyer, who plans to complete the renovation and create a single family townhouse. Leslie J. Garfield's **Jed Garfield**, managing partner and **Lydia Rosengarten**, repped the seller.

Agents

CPEX Real Estate announced the following exclusive assignments:

- The leasing of 20-24 & 20-26 Stein-

way Street, in Astoria, Queens. The ground floor has 2,500- 5,000 s/f available for lease and 25-50ft retail frontage on Steinway Street. It is available for immediate occupancy and can be delivered with a vanilla-box buildout. Asking rent for 2,500 s/f is \$3,125 per month. Asking rent for 5,000 s/f is \$6,250 per month.

- The sale or lease of a 4,200 s/f highly visible community use space on the ground floor of a 24-unit condominium project (whose estimated completion date is April 2010) at 823 Classon Avenue in Prospect Heights. The property has 38 feet of frontage on Classon Avenue and represents a great opportunity for a community facility owner-user to anchor the area. This space is within two blocks of 5 subway lines and in close proximity to Prospect Park, Prospect Park Zoo, Brooklyn Botanic Garden, Brooklyn Public Library and the Brooklyn Children's Museum. The space is available for sale at \$800,000 or lease for an asking rent of \$5,500 per month.

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CB Richard Ellis, Inc. has been retained as the exclusive sales broker to lead the marketing campaign for Hampshire Country Club, 1107 Cove Road in Mamaroneck, NY. Situated on 116 acres, the club was fully redesigned

and renovated in 2006 to include a clubhouse, new golf and tennis pavilions, and upgraded dining and entertaining facilities. The asking price is \$14.9 million. **William V. Cuddy, Jr.**, executive vice president, and **Budd Wiesenberg**, vice president, of CBRE's Westchester office, are spearheading the sales campaign for the property. Organized in 1944, Hampshire Country Club is a private, member-owned country club in Westchester County. The property's 18-hole golf course was designed by Devereaux Emmet, and built in 1927. It was recently renovated extensively under the guidance of Stephen Kay. The property offers a driving range, chipping and putting greens, seven tennis courts, heated pool, children's playground, fitness facility and dining rooms.

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Pinnacle Realty of New York, LLC has been retained by Werwaiss & Co., Inc. as the exclusive leasing representative for 84-00 73rd Avenue, Glendale, New York; 54-08 Vernon Boulevard, Long Island City and; 45-11 Davis Street, Long Island City. The assignments will be handled by senior directors **Michael Prange** and **Joshua Kleinberg** along with partners **Gary Blum** and **Decio Baio**.