

On The Real Estate Scene

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CPEX Real Estate has been hired to exclusively handle the sale of 1019-1039 Castleton Avenue in West Brighton, Staten Island. 1019-1039 Castleton Avenue consists of two one-story retail buildings, four two-story mixed-use buildings and a 7,558 s/f vacant lot, all of which are being sold as a package. The portfolio provides 13,000 s/f of existing building on a 21,000 s/f footprint. Mixed-use zoning allows for a wide range of uses. The site is fully occupied with a strong cash flow. The asking price is \$3,000,000. **Michael Annunziata**, managing director, and his associate director, **Stephen Safina**, are heading up the assignment.

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Massey Knakal announced the following exclusive assignments:

- The sale of floors 2 through 11 in the condominium property at 137-139 West 25th Street, a 12 story building between Sixth and Seventh Avenues in Chelsea. Asking prices start at \$2,350,000 for the lower floors. Each floor contains approximately 5,900 s/f and a total of 59,000 s/f for sale. The floors can be purchased individually, packaged in groups, or purchased in entirety. Senior vice president of sales, **Robert Burton**, first vice president of sales, **Brock Emmetsberger**, and associate director **Nancy Guo** are handling the assignment.

- The sale of a development site at 100 Norfolk Street on the Lower East Side. The asking price is \$8,250,000 or \$340,000

per annum lease. The vacant two-story building has a Light and Air Easement involving Lots 79, 80, and 82. This is the only site in the area that can be mixed-use or completely commercial. First vice president of sales, **Michael DeCheser** or senior associate **Philip Huang** are handling the assignment.

- The sale of an athletic facility at 2751-2781 Shell Road in Brooklyn's Sheepshead Bay neighborhood. The land was occupied by the Brooklyn Racquet Club for over 30 years and was until recently improved by a club house and three air-supported domes housing eleven clay tennis courts and a soccer field. The lots are zoned R5 and have at temporary certificate of occupancy to allow temporary athletic structures. Zoning may permit the construction of a 312,000 s/f community facility with the use of transferable air rights from the adjacent lots. First vice president of sales **Brian Hanson** is exclusively marketing this property.

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John G. Udell, president, announced that **Weichert Commercial Brokerage, Inc.** has been appointed as the exclusive leasing agent at The Factory At Broadway, a historically preserved, 53,000 s/f landmark building in West Long Branch, NJ. Senior vice president, **Peter E. Ricker** will be responsible for marketing the 12,000 to 15,000 s/f of available space. The Factory At Broadway, located at 804 Broadway, is a 53,000 square foot, multi-tenanted building. There is currently 12,000 – 15,000 s/f available.