



Goldflam and Ferrara of Highcap Group collaborate for \$1.05 million sale at retail property at 34 Middle Neck Rd.

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Josh Goldflam, managing principal and Michael Ferrara, investment sales associate of Highcap Group have completed the sale of the property located at 34 Middle Neck Rd. on the north shore of Nassau County for \$1.05 million (\$208 per s/f). Ferrara represented the seller while Goldflam represented the purchaser on this exclusively listed sale which was signed into contract and closed on within a two-week time frame.

The one-story retail taxpayer building was the former home to Bruce's Bakery & Restaurant, a neighborhood establishment in business for over 30 years. The site is located downtown with 28 ft. of frontage. The property consisted of a single tenant that was delivered vacant and consisting of 2,520 s/f on the ground floor and a full 2,520 s/f basement. The sale included all the restaurant equipment in place as a turn-key operation.

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