



## **Stassa of Royal Properties brokers \$2.1 million sale of 29,000 s/f; Houlihan Lawrence acts for landlord**

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Southeast, NY According to Royal Properties, Inc., Guardian Veterinary Specialists (GVS) purchased a 29,000 s/f freestanding building at 4 Hardscrabble Rd. The sale price was \$2.1 million.

Rick Stassa,  
Royal Properties, Inc.

Rick Stassa of Royal Properties, Inc. who represented GVS while Houlihan Lawrence Commercial Real Estate Group represented the landlord.

GVS is a multi-specialty, 24-hour emergency veterinary hospital.

The new facility will have specialists in a number of disciplines including surgery, oncology, internal medicine, neurology, dermatology, dentistry, behavior, cardiology and emergency and critical care medicine for pets. The owner of GVS is Dr. Jason Berg who had been working at The Animal Specialty Center in Yonkers, as the lead neurologist/neurosurgeon since 2008. Pet owners traveled as far as 100 miles to have this skilled surgeon bring their pets back to good health.

"I look forward to opening this location and serving the needs of animal lovers," said Dr. Berg in regards to the new site in Putnam County.

The majority of the space at this Putnam County building had been used as office space and a small component was warehouse space. The facility will be open 24 hours a day, seven days a week. At its peak hours, there will be 50 employees working there which will certainly stimulate the local economy. The facility will feature an MRI and CAT scan machines.

"I have known Jason for several years. After touring many locations, I am glad that I was able to help him find a building that fit his demands in an area that can benefit from his expertise," said Stassa.

Royal Properties, Inc. is a retail brokerage and consulting company specializing in the placement of retailers throughout New York, New Jersey & Connecticut.

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