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## Guarino of Friedman Roth is sole broker for \$3.6 million sale on Staten Island

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Staten Island, NY According to Friedman Roth, Richard Guarino partner, has brokered the sale of 690 Castleton Ave. The sale price was \$3.6 million (\$181.81 per s/f).

Richard Guarino,  
Friedman Roth

The subject is a 19,800 s/f property with 14 apartments and two floors of commercial space. Doug Candella sold the property to EOM Realty. Guarino was the sole broker.

The property is close to Richmond University Medical Center, Snug Harbor Cultural Center and Botanical Garden and restaurants and dining establishments. Furthermore, the S46 and S96 bus lines facilitate ease of access across the northern section of the borough.

The Staten Island Ferry and the Empire Outlets are 10 minutes away. Empire Outlets, is a 1.1 million-s/f, six-building shopping center that will house large brand name retailers that includes H&M, Nordstrom Rack, Nike Factory, Old Navy, Gap and Banana Republic. The project, which is a testament to Staten Island's emerging growth, also features prime restaurant space and will include a hotel.

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