



Leonard and Pride of CBRE represents HSBC in \$3.1 million sale; Also procured buyer, GHP Office Purchasing, LLC

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Christopher Leonard of CBRE's New York Institutional Group and Gene Pride of CBRE's Private Capital Group represented HSBC in the \$3.1 million sale of 24 condominium units in Brookchester Court located at 342 Westchester Ave. The team was also responsible for procuring the buyer, GHP Office Purchasing, LLC, an entity controlled by GHP Office Realty, LLC.

Brookchester Court is a two-building, 39-unit complex built in 2004 and initially operated as rental apartments. In 2007, the owner prior to HSBC converted the apartments to condominium units and initiated a marketing program that resulted in the sale of 15 units. Brookchester Court consists of one, two and three-bedroom units with underground parking, modern amenities and a central location.

The property has an excellent location just seven blocks from the Port Chester Metro North Railroad Station with access to Manhattan, Greenwich and Stamford while also being convenient to interstates 95 and 287. Downtown Port Chester is developing into a regional hub with its eclectic mix of ethnic cuisine, local & national retailers and numerous entertainment options.

Gene Pride said, "Brookchester Court will provide GHP Office Realty the opportunity to own an attractive residential property with the flexibility of leasing the condominium units to tenants or selling them to homeowners. The demand to purchase multifamily assets in lower Westchester County is robust as evidenced from the approximately 15 offers submitted to purchase the asset. "

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