



Kalmon Dolgin Affiliates arranges \$1.4 million sale of 86-90 Denton Avenue

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NEW HYDE PARK, NY Kalmon Dolgin Affiliates, Inc. (KDA) has arranged the sale of a 15,000 s/f industrial warehouse property at 86-90 Denton Ave. for \$1.4 million. Neil Dolgin, co-president of Kalmon Dolgin Affiliates, made the announcement.

Kalmon Dolgin Affiliates broker Gary Mayzlin represented both the seller, Fischer Real Estate, and the buyer, Computer Add Ons, in the transaction.

The property at 86-90 Denton Ave. is a modern building of concrete and steel construction, offering two loading docks, a full sprinkler system and HVAC, and a heavy power supply. The 15,000 s/f building is split into two units - totaling 5,000 and 10,000 s/f. A printer formerly occupied the 5,000 s/f space, while an intercom manufacturer took the larger unit. Additionally, the property features a 6,000 s/f parking lot.

The seller was the estate of Melvin and Betty Fischer, who had originally bought and developed the property in the 1950s. Recently, the location was rented to various tenants, but kept within the Fischer family. The property was delivered vacant to the buyer, who purchased the Denton Avenue building to expand and move his business from Flushing, Queens.

"One thing I enjoy about working in real estate is finding out the stories behind the buildings," said Mayzlin. "It turns out that the original buyers and developers of 86-90 Denton Avenue were in the electronics business, and it is interesting to find that the recent buyer is involved in the electronics industry as well."

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