



McCabe and O'Donnell of CPEX rep seller in \$309,000 retail condo sale; Burk of CPEX procures purchaser, a local investor

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The CPEX New York retail investment sales team brokered the sale of a retail condo located at 433 7th Ave. The ground floor commercial condo offers 318 s/f of retail space, with an additional 94 s/f of cellar space. Commercial tenant Henry's, a Vietnamese sandwich shop, will continue to occupy the space.

The sale price was \$309,000, all cash. CPEX's retail sales team, consisting of associate director Duke McCabe and associate David O'Donnell, represented the seller, Urban Holdings LLC. CPEX's Scott Burk, Esq., managing director of the mixed-use investment sales team, assisted with the sale. CPEX also procured the purchaser, a local investor.

"With its prime location in Park Slope, the property generated widespread interest from investors," said O'Donnell. "Due to the current lack of product on the market, buyers are eager to find retail condos for sale as a stable, long-term investment with a reliable revenue stream."

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