



Hirschfield, Sozio, Gold and Shkury of Ariel Property Advisors arranges sale of commercial property in the Bronx for \$7.15 million

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Ariel Property Advisors arranged the sale of 4250-4280 White Plains Road, a block front commercial property, and 712 East 236th Street, an adjacent two-family house, in the Wakefield section of the borough. The package sold for \$7.15 million.

Exclusive agents Scot Hirschfield, Victor Sozio, Jason Gold, and Shimon Shkury represented the seller, a real estate investment group, and procured the buyer, an owner-user.

"The buyer operates Le Point Value Thrift, a chain of clothing stores throughout New York City," said Scot Hirschfield, vice president of Ariel Property Advisors. "This was a classic owner-user scenario, where the buyer saw the large vacant space as an opportunity to open a new location for their business while at the same time acquiring an income-producing property with an eclectic mix of long-term tenants. This should be a great fit for the building."

An added plus is the properties are located in a densely populated neighborhood with easy access to both public transportation and major highways.

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