



Gold, Hirschfield and Sozio of Ariel Property advisors secures sale of Mount Vernon office building for \$ 1.5 million

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Ariel Property Advisors arranged the sale of a seven-story office building. The firm also has been retained as the exclusive agent to market a 84,000 s/f commercial property in Mount Vernon and four additional properties in Westchester County.

Ariel Property Advisors sold the 25,150 s/f office building at 100 Stevens Avenue for \$1.5 million. The property includes 13 office units and four ground level retail units. Exclusive agents Jason Gold, Scot Hirschfield, and Victor Sozio represented the seller and procured the buyer, both private investors.

"The new owner of 100 Stevens Avenue plans to extensively renovate and reposition that asset to attract new medical and professional office tenants," said Jason Gold, associate vice president of Ariel Property Advisors. "As a prime corner building in a central location, such a repositioning should greatly enhance the neighboring properties."

Gold said he and other exclusive agents, Michael Tortorici, Scot Hirschfield, and Marko Agbaba, also are marketing the 84,000 s/f, 24-unit flex office/industrial commercial property at 256 Washington Street along with two other free standing buildings on 1.59 acres in Mount Vernon's Loft District for \$8 million.

"The gut renovated brick building at 256 Washington Street features high-end flex office/industrial space with ample natural light and high ceilings, several spaces for workshops, as well as a 60-car parking lot and 25 additional parking spots in front of the building," Gold said. "This package presents an excellent investment opportunity for an owner-user."

In addition, Mr. Gold said Ariel Property Advisors has been retained to sell the following Westchester properties:

* Mount Vernon: A fully occupied, two-story, 20,000 s/f elevated commercial building at 6 North 3rd Avenue, also known as 10 East Prospect Avenue, features seven commercial units, six street level tenants, and a Catering Hall on the 2nd Floor. Exclusive agents Jason Gold, Scot Hirschfield, and Marko Agbaba are marketing the property, which has an asking price of \$3.95 million.

* Mount Vernon: A 5,100-square-foot, three-story office building at 14 East 1st Street consists of three full floor commercial units. The ground floor tenant is rented to a franchise of the Farmers Insurance Agency and the remaining two floors are currently vacant. Exclusive agents Jason Gold, Michael Tortorici, Scot Hirschfield, and Marko Agbaba are marketing the property, which has an asking price of \$850,000.

* Mount Vernon: A two-story, 10,000 s/f retail building at 122 South 4th Avenue is being marketed by exclusive agents Jason Gold, Michael Tortorici, Scot Hirschfield, and Marko Agbaba. The asking price is \$700,000. The property currently has one retail tenant.

* Yonkers: A commercial building with a parking lot offers 14,928 buildable s/f at 330 & 337 Saw Mill

River Road. Exclusive agents Jason Gold, Michael Tortorici, Scot Hirschfield, and Marko Agbaba are marketing the property, which has an asking price of \$1 million.

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