



Friedland Realty Advisors closes three exclusives within Westchester and the Bronx totaling \$3.415 million

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According to Friedland Realty Advisors (www.friedlandrealty.com), a full-service commercial real estate firm with a 45-year pedigree, brokers Andy Grossman and Stephen Couture recently represented buyers for transactions in Ossining and Mt. Vernon that totaled 35,000 s/f. Grossman also worked with Rick Stassa on the sale of a 6,000 s/f building in the Bronx.

As the exclusive brokers on the deal, Grossman and Stassa represented the buyer, but also found the seller of 3739-3741 White Plains Road, Bronx, NY. Bronx Sports store purchased the 6,000 s/f building and 1,500 s/f enclosed yard for \$615,000 from Fast Linen Service, an industrial Laundromat. The agreement positions the local sporting goods retailer in a prime, heavily concentrated area of retail shops adjacent to the 2 and 5 subway lines.

In Ossining, Diamond Dairy sold its property of 15 years to Westrock Development for \$1.3 million. Couture and Grossman received exclusive broker rights for the transaction, representing both the buyer and seller. The nearly 34,000 s/f warehouse on 1.9 acres boasts a 14' ceiling bursting with natural light and includes heavy power supply. Zoned as PW-a (Planned Waterfront Zone,) the building contains warehouse storage, multiple loading docks, and a large parking area for multiple tractor trailers. New owner Westbrook Development continues to exclusively retain Grossman and Couture for leasing of the building. "We have successfully negotiated a lease for half of the building. The remaining 17,000 per s/f is available to a single tenant or can be demised to custom fit the user" said Stephen Couture.

Couture and Grossman were also the exclusive brokers, representing both the buyer and seller, in the \$1.5 million sale of 22 South West Street in Mt. Vernon. Former owner John Reppetti sold the 1,500 s/f auto repair center and gas station with an additional 1/2 acre of property to MacQuesten Companies. MacQuesten is currently planning to build a transit-oriented housing development and retail space at the new location.

"As the exclusive brokers, combining our vast experience and in-depth industry knowledge, we were able to get all three deals done for top value," says Andy Grossman of Friedland Realty Advisors. "It's always a great feeling to work with your fellow brokers on a successful transaction, especially three successfully deals."

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