



## **Ruthven and Malagisi of Sperry Van Ness rep. buyer in \$2.25m sale**

June 23, 2008 - Upstate New York

The Sperry Van Ness National self storage team has completed the sale of a self storage facility for \$2.25 million. The property is located at 1400 Campville Rd.

Thomas Ruthven, associate advisor for Sperry Van Ness/Commercial Realty, teamed with Nicholas Malagisi, national director of self storage for Sperry Van Ness International, to represent the buyer, a self storage management group. Steve Hryszko of CBRE and Patrick Lemp of Self Storage Consultants represented the seller, Cleveland, Ohio-based U-Store-It self storage REIT.

"The property has an excellent location, has been very well maintained and has continuously had an occupancy in excess of 90%," said Ruthven. "In addition, the property has two apartments, an onsite rental office, is fully fenced with a security gate pad system, and lighted with six cameras."

The facility features 298 rental units and 36,130 rentable s/f. At the time of sale, the property was 93% occupied.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540