



Densen and Mayor of Island Associates handle \$760,000 sale of 5,800 s/f warehouse condo and 4,400 s/f lease in Patchogue

January 07, 2020 - Long Island

Lawrence Densen,
Island Associates

Chris Mayor,
Island Associates

78 Horseblock Road - Yaphank, NY

Yaphank, NY Lawrence Densen and Chris Mayor of Island Associates Real Estate have completed the sale of 5,800 s/f warehouse condo. The property, located at 78 Horseblock Rd., was sold to Daren McEvoy of North Shore Windows and Doors, (NSWD) of Long Island. NSWD is a premier mid-size company with over 30 employees servicing Long Island and the Tri-State area.

Densen and Mayor represented the sale totaling \$760,000. The seller CMD Real Estate Associate was excited about the sales. CMD president said, "The sale price and process were smooth and quick and exceeded our expectations. I would be happy to recommend Densen and Mayor to my family, friends and associates."

295 Medford Aveue (Route 112) - Patchogue, NY

In addition, Densen and Mayor completed a full-building lease of 4,400 s/f at 295 Medford Ave. in Patchogue (Rte. 112), to one of the largest dry cleaning and remediation companies, Convenient Cleaners Inc. The lease term is for 15 years beginning December of 2019. The client will use the property as its Suffolk hub for retail, wholesale, mobile pickup and delivery of dry-cleaning services, as well as clothing restoration services.

Christopher Ferrara, president of Convenient Cleaners said, "We are confident that it will be a great fit for our client and will have a positive impact on our business."

Ferrara carefully selected the site for Convenient Cleaners for a number of reasons. Situated at 295 Medford Ave. (Rte.112), south of Sunrise Hwy., and a short distance from downtown, the location allows for East/West access via Sunrise Hwy. and North/South access via Rte. 112 (Medford Ave.). The village was recently named among the 2019 Great Neighborhoods by the American Planning Association, and is one of the most vibrant villages on Long Island.

The 15 year lease is for \$1.231 million with a set purchase option. The building itself will be completely updated inside and out. Densen and Mayor represented both the property owner, Joe Parks and the lessee, Convenient Cleaners.

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