



KZA Realty Group brokers two deals in the Bronx

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1776 Boston Road - Bronx, NY

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Bronx, NY KZA Realty Group has secured two deals that will continue to support the area's economic development.

Kathy Zamechansky

“It is during these difficult times that we find ourselves coming together. For that reason, we will continue to have the Bronx’s best interest in mind and pursue avenues of opportunities despite the outbreak of COVID-19” said Kathy Zamechansky, president of KZA Realty Group.

Zamechansky represented the owner, Emanuel Kokinakas of Mega Group Inc. in the sale of 2558 Marion Ave. Nelson Castro of Diaz & Associates, purchased the property for \$600,000. This 4,900 s/f lot contains a pre-existing storefront, parking lot, and a one-family house with additional office space.

Zamechansky also leased 1,730 s/f of commercial space at 1776 Boston Rd. Duley Paniagua of KZA represented the tenant, Rosemary Simo, M.D., in a 10-year base lease for the price of \$682,109.75. Dr. Simo plans on opening her Compassionate Medical Practice in this space. She also has the option of extending the lease for another five years at the rate of \$438,509.

“The 174th St. corridor (neighborhood) has experienced substantial residential growth over the last seven years. Dr. Simo’s medical practice is sorely needed in the area. Dr. Simo taking newly constructed commercial space will ensure medical services are provided in the area for years to come. Kathy and her team did a great job driving the lease to execution and providing fair terms for both the landlord and Dr. Simo” said Mark Bourbeau of Sycamore Birch Management.

The High Hawk is an eight-story mixed use affordable housing building with 72 apartments and almost 6,800 s/f of retail space. It is within walking distance to major transportation and the Bronx’s Crotona Park.