



## **Goldflam of Highcap Group sells Cortlandt Manor property for \$1.1 million**

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Cortlandt Manor, NY Josh Goldflam, co-founder & principal of Manhattan based commercial real estate firm Highcap Group, has arranged the sale of 1966 Crompond Rd., for

\$1.1 million The property and building are located in upper Westchester on the boarder of Cortlandt Manor and Peekskill, directly adjacent to New York Presbyterian Hospital of Hudson Valley. The sellers of the property were long time owners and operators Roger Swanson and Peter Pasquariello, and the buyer was Deborah Koehler.

The properties are situated on Crompond Rd. right at the town boarder between Peekskill and Cortlandt Manor. Directly behind and to the side of the property is the massive NY Presbyterian Hospital campus of Hudson Valley. And directly on the other side of the property is Beach Shopping Center, a large scale shopping center with multiple national and regional retailers. The building consisted of 2 stories totaling just over 7,000 s/f. It had been built in 1968 as an animal hospital and veterinary clinic, and had won an AVMA Design Award. The sellers purchased the property in 1990 to continue operations as a vet clinic serving the Cortlandt and Peekskill areas as it had for many decades prior. The building had served as temporary headquarters of the Westchester Chapter of the SPCA for the last few years while they were building their new headquarters. The building was delivered vacant at the closing and the sales price of \$1.1 million equates to \$157 per s/f.

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