



Epstein of RC Commercial Partners completes \$1.6 million office property sale

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Ronkonkoma, NY RC Commercial Partners, the commercial division of Realty Connect USA, brokered the sale of an office property at 5018 Express Dr. S. The transaction amount was \$1.6 million.

The Ronkonkoma Business Center is a 100% leased 13,000 s/f office property built in the early 1980s. The seller, Ronkonkoma Partners LLC, and the buyer, ADE Enterprises Corp were both represented by Ron Epstein of RC Commercial. The sale was procured through the Ten-X commercial real estate sales platform this past summer and closed in October, after the parties worked together to overcome title issues arising from the recent Suffolk County cyberattack. ADE plans to upgrade the common areas and make other enhancements to the property over the next few years.

Epstein's recent transactions, as published in NYREJ, include the sale of a 27,000sf office building at #277 Northern Blvd, Great Neck, NY; an office condominium at #99 Tulip Ave in Floral Park, NY; and a 6,750sf office lease with Hanover Bancorp at #410 Motor Parkway in Hauppauge, NY

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