



Real Estate Journal

THE LARGEST WEEKLY COMMERCIAL/INVESTMENT NEWSPAPER IN THE WORLD

Perfetto and Mulryan of Cohen & Perfetto represent Storage Deluxe in \$4.1 million sale



362 4th Avenue - Brooklyn, NY



Louis Perfetto, Cohen & Perfetto LLP

Cohen & Perfetto LLP has closed the \$4.1 million all equity purchase of 362 4th Ave. on behalf of long-time client, Storage Deluxe.

The purchased parcel of land totals 14,420 s/f feet and contains a 9,525 s/f office building, which is currently occupied by a single tenant, Nephro-Care, Inc. Storage Deluxe will begin to develop the site in 2013 at the expiration of the Nephro-Care, Inc. lease.

"We are excited to help Storage Deluxe as they begin to invest in and expand their storage portfolio once again with opportunities like the property on 4th Ave.," said Louis Perfetto, Esq, managing partner of Cohen & Perfetto.

Perfetto oversaw the transaction working with Christine Mulryan, also of Cohen & Perfetto. Christopher Sowers, Esq. represented Alfonso Figliolia, the seller.

Storage Deluxe was assisted by the CPEX Acquisition team, while the seller, a local investor was represented by the CPEX Retail Sales and Leasing team. Ryan Condren and Eric Altschul, managing directors of the Retail Leasing team as well as Duke McCabe, associate director of Retail Sales worked with Marissa Harrison of the Acquisitions team to bring this sale to fruition.

Last year, Cohen & Perfetto represented Storage Deluxe in the purchase of a building around the corner at 338 Third Ave.

"This is an area of Brooklyn that is growing, and Storage Deluxe welcomes the opportunity to be a part of the new developments and changes in this neighborhood," said Steve Novenstein, president of Storage Deluxe Realty.

"Storage Deluxe is committed to providing a great customer experience, and the 4th Ave. facility will be a great compliment to 338 3rd Avenue, which is scheduled to open in March," said Nick Coslov, CEO of Storage Deluxe.

About Cohen & Perfetto

Marshall J. Cohen and Louis A. Perfetto formed Cohen & Perfetto LLP, a full service boutique real estate law firm, in mid-2005. Based at 444 Madison Avenue, Cohen & Perfetto serves land developers, residential and commercial developers, banks, institutional and individual owners, landlords and tenants, and lenders and borrowers from middle market to Fortune 500 companies. The firm has experience and expertise in handling many types of commercial real estate transactions and provides the level of service found in a large firm with a personal feel. For more information please visit www.cohenperfetto.com.