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The greater Neighborhoods of the North West Bronx  
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## GOODEN BUILDING FOR SALE!



- 3 Doors up from the Verizon Wireless Arena
- Directly across from the Center of NH Conferences & Events
- 2-Bilboards on rooftop, (added income) or (selling rights)
- Excellent Retail Space, 2nd floor office space & 3rd floor development opportunity

12,200 s.f. Building with full 5,000 s.f. full basement

### BUSINESS

Collectors Heaven, Since 1979 sports memorabilia business. Last 10 year Average Annual sales \$444,775.00

**\$875,000** Historic Building + Billboards.  
All in an Amazing #1 Downtown Location

THE #1 LOCATION IS  
669 ELM STREET, MANCHESTER, NH



Contact:  
**Robert E. Bennett**  
**603-668-2682**

## New York

### CONNOLLY OF VANDENBERG, INC. REPS THE PURCHASER Bess of Besen & Associates reps Carlton Mgmt. in \$7 million sale

NEW YORK, NY Besen & Associates arranged the sale of 29 West 84<sup>th</sup> St., between Central Park West and Columbus Ave., located on an Upper West Side block. The property sold for \$7 million, which equates to a GRM of 17.9 and a cap rate of 3.3%. David Bess of Besen represented the seller, Carlton Management. Cathy Connolly of Vandenberg, Inc. procured the purchaser, a private foreign investor.



David Bess

Built in 1900, 29 West 84<sup>th</sup> is a



29 West 84<sup>th</sup> Street - New York, NY

5-story brownstone walk-up building comprised of 17 apartments, consisting of 11,988 s/f. The building has a J-51 program in place which runs until 2019 on all 17 units. Five apartments are currently stabilized, but are rented at or above \$2,500 per month. Apartment layouts include 7 studios, 5 one-bedrooms, and 5 two-bedrooms, for a total of 49 rooms.

The property is steps away from Central Park and three blocks south of the American Museum of Natural History. Furthermore, it is between the 81<sup>st</sup> St. and 86<sup>th</sup> St. 1, B, and C subway stations.

This is Bess's second deal of the month on the Upper West Side.

### Avison Young opens first Long Island office; Stratigos hired as principal and managing director

LONG ISLAND, NY Mark Rose, chair and CEO of Avison Young, revealed the opening of the company's first office on L.I., to further expand the firm's business-line coverage throughout the N.Y. Metropolitan Area. A key milestone for the company's aggressive growth strategy, the office also marks Avison Young's 50<sup>th</sup> office location.



Ted Stratigos

As the newest American office

for Avison Young, the L.I. office is also the firm's 35<sup>th</sup> location outside of Canada, and the company's third Tri-State office.

Ted Stratigos joins Avison Young as a principal and managing director of the firm's L.I. office. A 33-year commercial real estate industry veteran, Stratigos has been charged with overseeing the growth and development of Avison Young's presence in the L.I. market, as well as servicing new and existing clients and managing the office's day-to-day operations. He was most recently an executive director at Cushman & Wakefield on L.I.

### Perfetto nominated "Best Lawyer in America"

NEW YORK, NY For a third consecutive year, Louis Perfetto, the managing partner at Cohen & Perfetto LLP, has been selected by his peers for inclusion in the 2014 edition of the joint *U.S. News and World Report & Best Lawyers* "The Best Lawyers in America" list. Perfetto was nominated as one of the top lawyers in the United States in the field of real estate.



Louis Perfetto

•for full story visit [nyrej.com](http://nyrej.com)•



Financing for the 62,091 sq. ft. medical office building was arranged by the undersigned with Woodmen of the World Life Insurance Society whom we represent as mortgage loan correspondent

**\$8,000,000**  
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New Hyde Park, New York

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