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# SALES

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**ERG Property Advisors** announced the sale of a mixed-use building in the Little Italy section of Bronx. The Hughes Avenue property consists of 16 residential units and one store. The property's 1910 construction has been renovated with a new roof, awnings, boiler, window sills, exterior doors, and lobby area. **Robert Del Greco**, Senior Associate at ERG Property Advisors, exclusively brokered this transaction. The property sold for \$1,585,000.

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**Jones Lang LaSalle** has completed the sale of 41 Research Way in East Setauket, NY, for Massachusetts-based GSI Group Inc. Tritec Real Estate Co. Inc. acquired the 65,000 s/f office and research and development facility for \$4.5 million. The seller was represented by **Ray Ruiz**, executive vice president with JLL's Long Island office, **Marianne Dugan**, vice president, and **Doug Seale**, associate, along with **Tamie Thompson** and **Rick Fahey**, managing directors in JLL's Boston office. The buyer, Tritec Real Estate, was represented in-house by **Robert Kent**, vice president and general counsel. The partial two-story 41 Research Way building is the former headquarters of Quantronix Inc., a subsidiary of GSI Group.

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**Marcus & Millichap Real Estate Investment Services** announced the sale of 7-Elev-

at 118-18 Liberty Avenue, **BRIAN SARATH** in the South Richmond Hill neighborhood of Queens, sold for \$2,225,000. The three-story building contains 5,000 s/f. It consists of two commercial spaces and two, three-bedroom apartments. **Stephen R. Preuss** handled this transaction with **Brian J. Sarath**.

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**Realty Collective** announced the sale of 440 Van Brunt Street, a 9,000 s/f mixed use building in Red Hook, Brooklyn. The sale price was \$1,700,000. **Frank P. Manzione** represented the seller. **Mary Gaglio** represented the buyer. The three-story building has parking and offers the buyer the opportunity finish the construction to suit the new owner's needs, or build it out according to the approved plans.

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40-29 67th Street, a four-story walkup in Queens, NY, consisting of six apartments, has been sold for \$1,050,000, which representd 10 times the rent roll. **Raphael Toledano** of **Weissman Realty Group** brokered the transaction.

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**Gebroee-Hammer Associates** arranged two separate multi-family investment transactions involving three apartment complexes in New Jersey's County of Bergen, The Hackensack and Palisades Park, N.J., properties sold for a combined \$10.25 million. **Greg Pine** and **Nicholas Nicolaou** represented the seller and identified the buyer in the sale of 50 Anderson St. and 430 Union St., both in Hackensack. The 29-unit and 37-unit mid-rise buildings traded for a total of \$8.65 million.