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## On Real Estate 10.04.07

Deal of the day

October 04, 2007

By: Polyana da Costa

**< b>Miami-Dade retail center fetches \$22.5M**

Address: 18454 NW 67th Ave., Miami-Dade County

Property type: 108,964-square-foot retail center built in 1985 on 10.94-acre site

Price: \$22.25 million, or \$204.20 per square foot

Seller: Country Club Plaza Associates, associated with I.M.L. Properties Inc., Ira Levenshon, director

Buyer: SDC Retail Country Club Plaza- FI Inc., Brian McAuliffe, president

**18454 NW 67th Ave. photo by A.M. Holt**

18454 NW 67th Ave.

**\$2.16 million obtains 24-unit complex**

Address: 5234 Stacy St., Palm Beach County

Property type: 24-unit, 22,440-square-foot apartment complex on a 1.93-acre site

Price: \$2.16 million, or \$96.26 per

square foot

Sellers: Pellegrino Barone and Michele Barone

Buyer: Sai Flora LLC, Ravichandran Sadhasivam, manager

Past sale: \$1.03 million in July 2002

**Coral Springs warehouse goes for \$2.75 million**

Address: 12410 NW 39th St., Coral Springs

Property type: 17,196-square-foot warehouse built in 1987 on 3.72-acre site

Price: \$2.75 million, or \$159.92 per square foot

Seller: Amnet US LLC, Michael D. Kazma, managing member

Buyer: Heavy Iron Investments Inc., Juan Vazquez, president

Financing: Regions Bank, \$1.4 million

Past sale: \$1.1 million in September 2000

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**Sale of restaurant building tops \$1 million**

Address: 10 SW Sixth St., Pompano Beach

Property type: 2,038-square-foot restaurant building completed in 1967

Price: \$1.1 million

Sellers: Robert Pugliese, Paulette Pugliese, individually and as trustees, Pugliese Family Partnership, E.M. Molt and Sal Cappolecchia

Buyer: 10 SW 6 Street LLC, Zamel S. Abou and Olga Yefremova, managing members

Financing: Pugliese Family Partnership, E.M. Molt and Sal Cappolecchia, \$800,000

**Virginia Gardens warehouse dealt for \$8.58 million**

Address: 6113 NW 36th St., Virginia Gardens

Property type: 108,600-square-foot warehouse built in 2002 on about 1 acre

Price: \$8.58 million, or \$78.96 per

square foot

Seller: Stars & Stripes Self Storage Ltd., associated with Stars & Stripes Self Storage Inc., Alfred Eldredge III, president

Buyer: Value Store It Virginia Gardens LLC, associated with Taco Virginia Gardens LLC, Todd Rudeman, authorized representative

**Miami-Dade acreage sells for nearly \$2 million**

Location: Southwest of Miami Gardens Drive and Northwest 59th Avenue, Miami-Dade County

Property type: 2.3 acres

Price: \$1.9 million, or \$19.03 per

square foot

Seller: MGCP Inc., Dalei Graham, vice president

Buyer: TD MGD LLC, Tarco MGD LLC, Todd Ruderman, authorized representative

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