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Denenberg of Denenberg Realty Advisors handles \$2.4 million sale of 43,684 s/f building

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Neil Denenberg of Denenberg Realty Advisors was the broker on the \$2.4 million sale of this mixed-use 43,684 s/f fully leased retail and office building located at 1261-1299 Blue Hill Ave. The tenants are Frugal Furniture and Grove Hall Child Development Center. This was a great investment for the buyer. The buyer, McGregor 2 LLC, was represented by Michael McGuire, a broker and owner of Insight Realty Group in West Roxbury. The property was sold by Succah, LLC.

Denenberg, President, said, "This is a well-positioned building with parking and a great upside. There are two long term tenants in place doing well in their businesses. It is very difficult to find buildings of this size on one story in urban Boston on a major road."

Also, according to Denenberg, Cumberland Farms and ROKA Asian Restaurant will be opening their doors soon at Crosstown Center located at 801 Massachusetts Ave. in Boston across from Boston Medical Center. Cumberland Farms will occupy 5,343 s/f on the corner of Massachusetts Ave. and Albany St. ROKA will occupy 7,188 s/f adjacent to the Hampton Inn. Crosstown Center is a newly constructed mixed use development consisting of over 200,000 s/f of office and retail space as well as a 180 room Hampton Inn and a 1,200 car parking garage.

Jonathan Blacker, vice president at Denenberg, said, "These two tenants have demonstrated a true commitment to this upcoming neighborhood and will be an amenity to this community for years to come. The surrounding medical/office employees and residential community have expressed their enthusiasm about having a brand new Cumberland Farms and the upscale Asian/Susi ROKA Restaurant joining the neighborhood."

Blacker was the listing and leasing broker of this property and brought ROKA to the site. Paul Grossman of CBRE Grossman was the leasing agent for Cumberland Farms.

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