



# neresj

## **The Valentine Group sells 12 units for \$925,000 and completes two leases totaling 2,990 s/f**

October 03, 2013 - Northern New England

The Valentine Group (VG) has sold 153 West Hancock St. This brick, 12-unit building offering all 2-bedroom units is well-located to Manchester's bus and highway systems. The building is served by over 25 onsite parking spaces, and with municipal water/sewer. The sale price per the tax stamps was \$925,000. The new owners plan to upgrade the common areas, and to upgrade each unit as tenants turn over. "The multifamily market remains very strong in Southern N.H. A shortage of good inventory is reflected in the selling price of this complex," said Ralph Valentine.

VG represented the buyer, Hancock Apts. LLC. It was the second purchase for which VG represented this buyer in the past year. The buyer continues to actively pursue similar assets in the Greater Merrimack Valley market.

VG also leased 2 office suites at Landmark Crossing in Londonderry. Victoria Gorveatt has opened the first location for Neuropathy Comfort Center of New England in 1,525 s/f. She specializes in the treatment of hand and foot pain. Neuropathy Comfort Center will utilize cutting edge treatments to alleviate neuropathic pain in the extremities. Neuropathy Comfort Center is unique in that it does not utilize pharmacological treatment as the primary course of action.

Krista and Tom Rojic have opened Premier Physical Therapy at Landmark Crossing. The 1,465 s/f suite is ideal because it offers a large open area for therapeutic treatment, and several private treatment rooms. The suite is brightly lit with many large windows, and offers ample parking. Both Krista and Tom have years of therapy experience, and look forward to building their new business at Landmark Crossing.

VG represented the landlord, Landmark Crossing, LLC in both transactions. Landmark Crossing is one of Londonderry's premiere office locations. This brick-faced complex is on Rte. 102 and immediately adjacent to the south-bound on-ramp to I-93. The complex offers plenty of parking, and many bright, naturally-lit office suites of varied sizes.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540