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## **Lang McLaughry Commercial represents purchaser in \$415,000 sale of 11 Eldridge Street**

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Bruce Waters, CCIM, senior broker for Lang McLaughry Commercial, represented the new purchaser of the former Sacred Heart School at 11 Eldridge St.

Lang McLaughry Commercial, represented SSVK, LLC, a real estate development and holding company, located in Lebanon.

SSVK recognized that the facility had an excellent location, room for expansion, was structurally sound and ideal for repurposing as a professional office building.

The facility is over 13,000 s/f from three levels, with ample parking surrounding it.

SSVK is currently evaluating its redesign with planned construction sometime in 2015.

Approximately 5,000 s/f has already been committed by a medical office use.

According to the records at the Grafton County Offices, the purchase price was \$415,000.

Waters also completed a new lease with Med-U at 2 Buck Rd. in Hanover, for 3,400 s/f.

Waters said, "2 Buck Rd. has reinvented itself after the relocation of the Hitchcock Clinic to Heater Rd. in Lebanon." "2 Buck Rd. is currently an exciting multi-tenanted facility, with medical, research and high level administration functions for many companies and institutions such as: Dartmouth College, Hanover/Lebanon Co-Op and James Predmore, DMD to name a few."

Med-U, in accordance with information on their website, "...advances medical education through collaborative development, maintenance and research of innovation and comprehensive computer assisted instruction programs. Med-U was established in 2006 by cofounders Norm Berman, MD and Leslie Fall, MD."

The new facilities have been

redesigned by Randall T. Mudge and Associates, architect and renovations are being conducted by Tom Jellison Construction.

The new facility is scheduled to be in full operation by mid-fall.

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