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## **Mirin, Pogosyan and Santiago/CBRE PCG broker \$2.375m, 2,460 s/f sale**

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CB Richard Ellis' Westchester/Fairfield Private Client Group (PCG) arranged the sale of 189 Elm St., a 2,460 s/f property situated on .16 acres. The PCG group is led by Al Mirin, senior vice president, with associates Silvia Pogosyan and Marilyn Santiago who represented the seller, Elm Street Investors.

The property sold for \$2.375 million or \$965 per s/f.

"The property's superior location allows the investor a competitive advantage within the marketplace whether leasing or occupying the space," said Mirin. Kitchens By Deane, will occupy the first floor of the space. "This is a perfect match for them. Commuters will see their sign everyday, there is plenty of parking for their clients, and they are in the heart of New Canaan's vibrant downtown shopping area," added Mirin.

Ted Grogan of GVA Williams represented the buyer, 41 Degree Ventures.

Located across the street from the New Canaan Metro North Train Station, 189 Elm St. has visibility in the center of a retail and office market. The property is in walking distance to several restaurants and shops, as well as access to the Merritt Parkway.

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