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## **The Conrad Group negotiates \$1.185 million sale of two condos at 190-200 Pleasant St. to J. W. Ritchie Corp.**

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The Conrad Group recently negotiated the \$1.185 million sale of the remaining industrial condo space at 190-200 Pleasant St. for DiVen Properties. The new 30,000 s/f building was built as an industrial condo project.

The final two condos consisting of 5,500 s/f each were sold to J.W. Ritchie Corporation which is a provider of clothing and apparel to customers such as Wal-Mart and Costco. The company will consolidate its offices and warehouse needs from two different buildings in the general area.

According to Jim McEvoy, senior vice president of The Conrad Group, " This project certainly met the needs of many smaller type users in the market who have historically been shut out of the ownership market. The product that was built was top quality and offered each of the buyers flexibility and excellent access."

J.W. Ritchie joins other companies such as KAM, Inc., Welch Electric and Maher Corporation.

McEvoy was assisted by Bob Conrad, president of The Conrad Group in the transaction.

In another transaction, The Conrad Group negotiated the \$880,200 sale of two office condominium units at 234 Copeland St. in Quincy. This brings the total unit sales to three comprising approximately 23,000 s/f in the 40,000 s/f office building.

Feenan Financial Group purchased approximately 7,000 s/f while First Covenant Mortgage Company purchased 2,240 s/f. Previously, the entire top floor consisting of 14,000 s/f was sold to ARS Clinical.

The Conrad Group sales team consisting of Bob Conrad, Paul McCourt and "Bubba" McCourt acted as exclusive agents for the project. According to "Bubba" McCourt, "We still have the ability to accommodate users in the 1,000 - 13,000 s/f range. It remains an excellent option for those who want to own."

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