

Maury Carter Firm Closes \$5M in Deals Totaling 132,376 SF

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By Alex Finkelstein

ORLANDO—Maury L. Carter & Associates Inc., one of Central Florida's oldest, independently owned commercial real estate brokerages, and its associates have completed six transactions in the past 45 days totaling \$5.3 million covering 132,376 sf of properties.

Among the deals was the sale of Carter's own 46-year-old, 2,000-sf headquarters building at 908 S. Delaney Ave. Downtown to Berbice Investments LLC for \$400,000 or \$200 per sf. Darryl M. Carter, president of the 40-year-old firm, participated in all of the transactions. The Carters had used the building for their offices for the past 20 years. Prior to their use, the building housed a doctor's office for 26 years.

"All of these properties, large and small, have interesting histories behind them," Darryl Carter tells GlobeSt.com. For their new headquarters, Darryl Carter and his father, Maury L. Carter, then bought the 21,000-sf, 3333 Building at 3333 S. Orange Ave., Winter Park from WRH Orlando Ltd. for \$906,950 or \$43.19 per sf. The property includes nine apartment units on a two-acre site fronting Orange Avenue.

In other deals, Carter teamed with Scott Crossman, president, Crossman & Co. Realtors, to complete a mix of office and industrial transactions. They bought a 38,694-sf office/warehouse Downtown from the Joseph R. Cadden Family Trust for \$1.5 million or \$38.77 per sf. The property is on the north side of Brookhaven Drive, east of Alden Road. Drew Forness of Crossman and Co. represented the buyer.

In their second purchase, Carter-Crossman bought a 4,770-sf, four-suite medical office building at 2883 S. Delaney Ave. from Raymond and Sarah Gilmer and James Johnson for \$450,000 cash or \$94.34 per sf. Jake Schrimsher of Crossman & Co. negotiated for the buyer.

And in their third joint acquisition, Carter-Crossman bought a 13,640-sf warehouse on Virginia Drive and Alden Road in Orange County for \$1.1 million or \$80.65 per sf. Forness of Crossman and Co. negotiated for the buyer. Billy Bishop, president, Bishop Realty and Development LLC, represented the seller, MVP Partnership.

In a separate transaction, Jon and Kirsten Tannley paid Wayne Meyers LLC \$685,000 or \$57.08 per sf for a 12,000-sf warehouse on Hickman Road in the I-4 business Park in Sanford. Preston Hage of Maury L. Carter & Associates negotiated for the buyer. Sher Tolan of Carter & Associates, a separate broker not affiliated with Maury L. Carter & Associates, represented the seller.

Crossman & Co. also figured in a land sale to SouthTrust Bank. The bank bought 1.2 acres in south Orlando from Orlando Triangle LLC for \$925,000 or \$770,833 per acre (\$17.70 per sf). The property is on the corner of Dr. Phillips Boulevard and Della Drive, across the street from Stein Mart at the Dr. Phillips Marketplace. Scott Renick of Crossman & Co. represented the seller. Nan McCormick of CB Richard Ellis Inc. negotiated for the buyer.