

THE JOURNAL NEWS

NYC guitar string maker buys Mount Vernon warehouse for \$2.4 million

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A New York City guitar string maker has bought a Mount Vernon warehouse for \$2.4 million.

[Albert Augustine Ltd.](#) of 3010 41st Ave. in Long Island City bought the property at 161 S. MacQuesten Parkway, which is a short walk to Metro-North's Mount Vernon West Station.

Albert Augustine makes classical, acoustic and electric strings. Artists who use Albert Augustine's strings include John Darnielle of The Mountain Goats and The Three O'Clock.

"Our client, Albert Augustine, has decided that it was more economical for them to transfer their manufacturing facility from Long Island City, where they have been located for over 25 years, to Mount Vernon," wrote Ayall Schanzer of Greiner-Maltz Realty Advisors in an email.

Schanzer, who represented the purchaser, wrote his client was forced out of Long Island City by unaffordable industrial property in New York City, gentrification of former industrial areas and New York City's minimum wage rules.

The two-story warehouse has 20,000 square feet, according to its former real estate listing. The second floor is occupied with a tenant that pays \$152,000 in rent yearly with three percent annual increases, according to the property's listing. The first floor is empty.

The New York Commercial Realty Group represented the seller.