

## Condo Conversions; Cypress Court Renovations Join Trend

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MANCHESTER -- The Cypress Court apartments at the corner of Cypress and Massabesic streets are next to be converted to condominiums in Manchester, expected to be available for sale by the beginning of next year.

Arthur Sullivan, a principal in Brady Sullivan Properties, which owns the 72-unit property, said about 50 percent of the units are vacant, and, "Units have been turned around and renovated to prepare for the condo conversions."

Condos feature one- or two-bedroom layouts in the red brick, former mill building at 335 Cypress St. and are expected to be priced from \$85,000 to \$150,000. Typical units have a loft atmosphere with exposed brick and ceilings. There are large, multi-pane windows with red trim and granite sills.

"We've renovated all the common areas," Sullivan said, for "several hundred thousand dollars."

The U-shaped building is across Massabesic Street from the rear of the Elliot Hospital parking garage. There is ample unreserved parking.

"What people here are buying is the uniqueness of the historic renovation that was done," said Sullivan, whose realty group purchased the apartments more than five years ago.

"We feel the majority of these will probably end up being owner occupied."

Brady Sullivan Properties began converting to condominiums about two months ago and is waiting for state approval to sell the condos.