

42 Condo Units Planned For S. Mammoth Road

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Staff Report

Developers Shane Brady and Arthur Sullivan have purchased a 4-acre parcel at 1029 South Mammoth Road, with approvals in place for construction of 42 condominium units, from Norris Viviers for \$550,000.

Brady and Sullivan are the principals in SMR Condos LLC, which they formed for the venture. Their principal business is Brady Sullivan Properties. The new condominium units will sell for \$129,000 and feature about 1,000 to 1,100 square feet, with a garage under. The developers expect to begin taking non-binding reservations after registering with the Secretary of State, perhaps in about a month. Some customization will be offered.

Brady and Sullivan are acting as their own general contractors. They expect to put more than \$4 million into the project. The units will be served by city water and city sewer. Entrance to the parcel is through Willow Brook condominiums (formerly Beaufort Close), which Viviers owns separately but is in the process of turning over to a condominium owners association. Viviers acquired the properties in 1998. The existing two eight-unit buildings were built in 1985.

Viviers said he'll use proceeds from the sale to continue his investment in upgrading the Bedford Block on Elm Street and his single-family housing work.