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Recent Commercial Transactions

By ROSALIE R. RADOMSKY APRIL 21, 2015

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RECENT SALE

\$6.6 MILLION

53 West Eighth Street (between Fifth Avenue and Avenue of the Americas)

Manhattan

A local private investor has bought this 1931 five-story mixed-use building with 16 apartments — four one-bedrooms on each floor. The 9,325-square-foot building also has a retail space with a mezzanine occupied by Enrica Lossi, a shoe store.

Buyer: 53 West 8th Street L.L.C.

Seller: M Y Ko & Company

Brokers: Amit Doshi and Ishan Chhabra, Besen & Associates

RECENT LEASE

\$70.52/SQ. FT

\$72,000 approximate annual rent

One Union Square West (at East 14th Street)

Manhattan

A denim producer has signed a three-year lease for 1,021 square feet on the ninth floor, with an additional 692 square feet on the mezzanine, in this nine-story building across from Union Square Park.

Tenant: ISKO

Tenant broker: Jean Bates, A. C. Lawrence & Company

Landlord: Union Square Associates

Landlord brokers: William Abramson and Annie Yao, Buchbinder & Warren Realty Group

FOR SALE

\$7.995 MILLION



[348 East 51st Street](#) (between First and Second Avenues)

Manhattan

This renovated four-story Midtown East walk-up could be delivered vacant, or continue to be leased to a short-term apartment rental business, with a three-year triple net lease, at \$25,000 a month. The building has five free-market apartments — two four-bedrooms, two three-bedrooms and two one-bedrooms — including two top-floor apartments with private roof deck space.

Owner: 348 First Second L.L.C.

Brokers: [Khashy Eyn](#) and [Jesse Klein](#), [Platinum Properties](#)