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Business Day

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RECENT SALE

\$4.4 million

228 East 10th Street (between First and Second Avenues)
Manhattan

A local family investor has bought this five-story, 8,400-square-foot mixed-use walk-up in the East Village with two commercial spaces and nine apartments — 1 studio, 7 one-bedrooms and 1 three-bedroom. Dieci, an Asian fusion restaurant, occupies the ground floor with a vacant office space on the floor above.

BUYER: DSA Management
SELLER: 228 East 10th Street L.L.C.
BROKERS: Michael Kerwin and Aaron Jungreis, Rosewood Realty Group.

RECENT LEASE

\$14.75/square foot

\$88,500 approximate annual rent

327 Douglass Street (between Third and Fourth Avenues)
Gowanus, Brooklyn

A School of Rock music school franchisee has signed a 10-year lease, with six months free, for this 6,000-square-foot single-story 1931 warehouse with an electric roll-down gate. The school is to open this fall.

TENANT: DMA Music, L.L.C.
LANDLORD: Douglas 327 L.L.C.
BROKERS: Michael Fishman and Justin Dower

FOR SALE



FRED R. CONRAD/THE NEW YORK TIMES

\$7.995 million

174 Delancey Street (between Clinton and Attorney Streets)
Manhattan

This five-story mixed-use walk-up on the Lower East Side features 22 studio apartments — 18 rent-stabilized and 4 free-market — ranging from 330 to 450 square feet. The 10,000-square-foot building also offers two vacant 700-square-foot renovated retail spaces, and 5,450 square feet in air rights.

OWNER: Adam Daniels, A.D. Real Estate Investors
BROKERS: Daniel Boufford and Steven Evans, Platinum Properties