

REAL ESTATE WEEKLY

On The Scene

BY [REW STAFF](#) • APRIL 3, 2015

AGENTS

Ariel Property Advisors has been retained to sell a five-story, mixed-use walk-up at 349 East 82nd Street between 1st and 2nd Avenues on the Upper East Side. The asking price is \$9.2 million. The fully occupied, 25-foot-wide, 11,526 s/f building is being marketed by exclusive agents Howard Raber, Shimon Shkury, Jesse Deutch, Randy Modell, and Victor Sozio. The property features two retail units and 14 residential apartments, of which 13 are two-bedroom units and one is a three-bedroom unit. The common areas and 11 free market residential apartments have been recently renovated with high quality finishes, while the top floor has two duplex units and dedicated outdoor space.

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Eastern Consolidated announced the following exclusive sales assignments:

- A 10,200 s/f parking garage condo at 151 West 17th Street, for \$5.9 million. The 10,200 s/f garage has a legal capacity for 24 cars and an overall capacity for ± 65 cars. It is situated in the basement of two luxury residential condo buildings known as the Campiello Collection. These buildings consist of 51 residential units that were constructed in 2001. The property could be delivered unencumbered by a lease allowing maximum flexibility of use going forward. Roberto Ortiz and Lipa Lieberman exclusively represent the seller.
- Gabriel Saffioti and Nicole Rabinowitsch are marketing a development site in Long Island City that was the home of a metal chair manufacturer. The site at 37-28 9th Street consists of a vacant, two-story factory building. Constructed in 1945, the lot size is 10,000 s/f with 50,000 buildable square feet. The brokers have listed the site at \$5.5M.

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Platinum Properties is marketing a four story walk-up building at 348 East 51st St. for \$7,995,000. With close proximity to subway trains (6,E,M) as well as Grand Central Terminal and United Nations Plaza, the building consists of 6,400 s/f comprised of 5 residential units, fully furnished with modern finishes. There is a 35 foot rear yard, rooftop deck, 24-hour surveillance system, and an on-site laundry room. There are an additional 2,711 s/f of air rights included. The property could be maintained as a multi-family building or could be converted to a single family townhome. Khashy Eyn and Jesse Klein from Platinum Properties are the exclusive sales agents.

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TerraCRG has been retained as the exclusive agent for the sale of 85 Third Street in Gowanus/Carroll Gardens. Ofer Cohen, Melissa Warren, Dan Marks, Peter Matheos and Michael Hernandez have

presented the property with an asking price of \$3,200,000. The mid-construction site has active permits and approved plans for a three-unit, five-story, 5,517 Gross SF building, under the previous R6 zoning. The property currently has a full foundation and partial steel structure in place. The property presents a buyer with an opportunity to custom build their own townhouse.

SALES

CPEX announced the following sales:

- 295 Degraw Street in Cobble Hill, an eight-unit, 6,936 s/f multi-family building delivered with four vacant apartments and four rent-stabilized apartments. The sale price was \$3,800,000, or \$548 psf. CPEX's Multi-Family Sales Team, consisting of Stephen Safina, Lawrence Sarn, Alyona Chystyakova and Thomas Ryan, represented the seller and procured the purchaser.
- 2038-2050 Flatbush Avenue in Brooklyn. The sales price was \$4,500,000, or \$300 per square foot. The one-story retail building is 15,000 s/f and has a total of four commercial units. The property was delivered 76 percent occupied. CPEX's Retail Sales Team, consisting of Andre Sigourney and Harrison Balisky, represented the seller in the transaction and also procured the buyer.
- A development site at 70 Hanson Place sold for \$2,650,000, or \$384 per buildable square foot. The property is currently vacant land with a footprint of approximately 2,000 s/ft. It is zoned R7A and offers approximately 6,900 buildable square feet, or up to 9,200 buildable square feet with inclusionary housing. CPEX's Development & Conversion Investment Sales Team, consisting Sean R. Kelly, Esq., James O'Neill, Orah Mansher and Sean Sears, represented the seller and procured the buyer, 70 Hanson Place LLC.
- Two adjacent retail properties at 2058-2062 Flatbush Avenue in Brooklyn. The two one-story retail buildings measure a combined 5,900 s/f and have a total of four commercial units. 2058 Flatbush Avenue was delivered vacant, while 2062 Flatbush Avenue was delivered fully occupied with tenants Lucky 7 Deli and Joires Studio & Spa in place. The sales price was \$1,800,000, all cash. The buildings sold for \$305 per square foot. CPEX's Retail Sales Team, consisting of Andre Sigourney and Harrison Balisky, represented the seller and procured the buyer, who plans to relocate his retail business to 2058 Flatbush Avenue.

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Colliers International has arranged the \$5.8 million sale of two Class-A office buildings, also known as 100 Corporate Drive and 200 Corporate Drive, located at 78 Corporate Center in Lebanon, New Jersey. Jeffrey Oram and Jacklene Chesler represented the seller, Torchlight Investors, in the transaction. They also procured the buyer, a New Jersey-based private investor.

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Cushman & Wakefield announced the sale of a commercial building with development rights at 142-26-30 Roosevelt Avenue, in Flushing, Queens, for \$6,800,000. The property currently consists of a two-story commercial building, containing approximately 5,476 s/f and zoned C2-2/R6t. The sale price equates to approximately \$1,242 psf and \$322 per buildable square foot. Stephen R. Preuss exclusively handled this transaction.

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EPIC Commercial Realty announced the sale of 709 Grand Street in East Williamsburg, Brooklyn. The three-story mixed-use building houses two apartments and one ground floor retail unit as well as 8,750 s/f of additional development rights. The property was delivered vacant. Shay Zach brokered the sale for \$3,800,000.

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CBRE FAMECO retail division has completed the sale of the former 6th Avenue Electronics store, corporate office and warehouse facility at 22 Route 22 in Springfield, N.J. Steven Winters, of CBRE FAMECO, represented the seller in the transaction, and Ed Horne, of HK Commercial Realty Advisors, LLC, represented the buyer. The new owner will be converting the property into a Metro Self Storage facility.

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Franco Fellah, Executive Vice President at HK Group finalized the sale of the property at 370 Westport Avenue Norwalk, CT for the price of \$2,950,000. The 4,413 s/f two-story building sits on a 0.35 acre lot zoned Business 2: the only tenant is Bankwell, with their newly built drive-thru branch. The seller was 370 Westport Avenue, LLC, the buyer was The Beach House, LLC. The transaction was part of a 1031 Exchange.

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Hamden-based Highville Charter School has purchased a 108,000 s/f office building on over 4 acres at 1 Science Park in New Haven from AT&T. The purchase price was \$5,800,000. Alan M. Fischer, CCIM, SIOR, of Fischer Real Estate Inc. represented Highville. Cushman & Wakefield was the listing agency.

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Friedman-Roth Realty Services announced the sale of 1345-49 Amsterdam Avenue in Manhattan's West Harlem. The property is a five-story walk-up with 25 residential units and 6 retail stores. The selling price for the property was \$7,000,000 and it's the first sale of the building in nearly 30 years. Linda Koch represented the seller and David Gerstel procured the purchaser.

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GFI Realty Services, Inc. announced the following sales:

- 93-11, 93-13 & 93-15 Lamont Avenue, three contiguous four-story walkup apartment buildings in the Elmhurst section of Queens, for \$5.2 million, or \$226,000 per unit. This multi-family properties consist of a total of 23 apartments. The buildings were constructed in 2007. Regev Hamamy, an associate of GFI Realty Services, represented the seller and Kobi Zamir also of GFI represented the buyer. The buyer and seller are both local investors.
- 469 West 153rd Street aka 1881 Amsterdam Avenue, a corner five-story walk up apartment building in the Hamilton Heights section of Manhattan for \$4.6 million. The pre-war multi-family property consists of 18 apartments and one ground floor retail unit. Shawn Sadaghati and Yisroel Pershin of GFI Realty Services represented the seller and Sylvia Spielman, also of GFI, represented the buyer.

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Josh Goldflam of Highcap Group announced the sale of 1640 Park Avenue in East Harlem. The seller was represented by Jonathan Hakimian and Josh Goldflam, and the buyer was represented by Ahmadu Ahmed and Michelle Abramov. The property sold for \$2,900,000. The property is a 1-story retail building consisting of 2,250 s/f. It was delivered vacant. The site has the ability to be developed into a 15,000 s/f building. The buyer has plans for a 7-story mixed use glass façade structure with outdoor spaces. The purchase price of \$2,900,000 equates to \$193 per buildable square.