

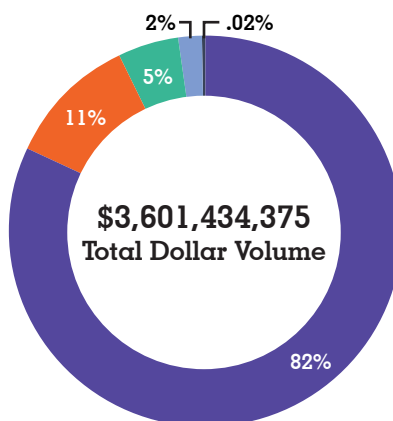
New York, NY



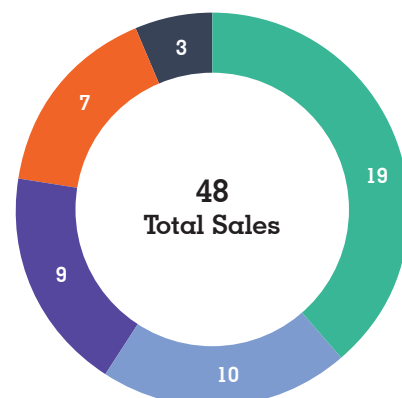
Trend To Watch

- 76% of multi-family/mixed-use trades took place in prime Downtown locations and the Upper West Side where rents have rebounded faster. Is now an opportunity to buy in places like the Upper East Side, Murray Hill, and Hell's Kitchen before overall supply is absorbed and rents rise?
- We are seeing a lot of recapitalizations of trophy office properties. When will buyers feel comfortable purchasing value add, boutique office properties that were in such great demand pre-COVID-19?
- We are starting to see an uptick in the development market for residential condominium business plans with pricing around \$400-500/BSF in prime locations. Will this uptick in activity cause increased pricing or will it take more time to rise, especially with construction costs so high? What types of residential condominiums are most in demand and what is the ideal price point?

Total Market Dollar Volume by Asset Class



Number of Market Sales by Asset Class



■ Office
 ■ Development
 ■ Mixed-Use
 ■ Multi-Family
 ■ Retail

Sale Details

Multi-Family								
Property Address	Sale Price	Sale Date	SF	\$/SF	Units	% RS/RC	Cap Rate	Transaction Summary
66 West 88th Street	\$17,000,000	06/17/21	48,555	\$350	48	100%	4.50%	A 6-story, 119' multi-family elevator property located on the south side of West 88th Street between Columbus Avenue and Central Park West on the Upper West Side. The property features Art Deco design and consists of forty-six (46) apartments, of which forty-four (44) are rent stabilized and two (2) are rent controlled. Average rents in the building were approximately \$32/SF. The building was well maintained and many of the apartments could be converted to accommodate more bedrooms. The property had been owned by the same family for more than 30 years.
325 West 77th Street	\$15,400,000	7/22/21	41,931	\$367	48	55%	N/A	A 10-story, 56' multi-family elevator building located on the north side of West 77th Street between Riverside Drive and West End Avenue on the Upper West Side. The property consists of forty-eight (48) residential units with forty-five (45) apartments located on floors 1 through 9 and three (3) apartments located on the lower level, which also includes the laundry room. The property was 75% occupied at closing, with 55% of the units subject to rent regulation and the FM units in need of renovations. The property was owned by the same family for over 40 years. The original price guidance for the building was \$18MM and the property was put in contract in the middle of April.
42 West 70th Street	\$8,000,000	06/17/21	8,360	\$957	6	0%	N/A	A 5-story, 23' multi-family walk-up property located on the south side of West 70th Street between Columbus Avenue and Central Park West on the Upper West Side. The property consists of six (6) free market units including an owner's duplex on the parlor and third floor, a studio and one bedroom on the garden level, a floor-through unit on the fourth floor and two one-bedrooms on the fifth floor. The rental units in the building could all benefit from new renovations.
332-334 East 19th Street	\$7,900,000	06/04/21	13,984	\$565	24	75%	4.89%	A 6-story, 40' multi-family walk-up building located on the south side of East 19th Street between First Avenue and Second Avenue in Gramercy. The property consists of 24 total residential units (17 FM, 6 RS, 1 RC).
233-235 East 3rd Street	\$7,500,000	06/14/21	17,754	\$422	29	97%	5.10%	A 6-story, 41' multi-family walk-up property located on the north side of East 3rd Street between Avenue B and Avenue C in Alphabet City. The property consists of twenty-nine (29) residential units, most of which are unrenovated one bedroom units renting for approximately \$2,000/month.
56 West 87th Street	\$6,850,000	7/9/21	6,370	\$1,075	3	0%	N/A	A 4-story, 20' three-family walk-up property located on the south side of West 87th Street between Columbus Avenue and Central Park West on the Upper West Side. The property is currently used by one family but is configured as three units with 7 bedrooms in total. The house was originally listed for \$7,950,000.

Sale Details

Multi-Family								
Property Address	Sale Price	Sale Date	SF	\$/SF	Units	% RS/RC	Cap Rate	Transaction Summary
209 West 20th Street	\$6,750,000	06/30/21	8,528	\$792	12	0%	4.60%	A 7-story, 25' multi-family elevator property located on the north side of West 20th Street between 7th Avenue and 8th Avenue in Chelsea. The property was built in 2004 and consists of twelve (12) residential units, all of which are FM. The units consist of a two-unit garden unit with two bedrooms and a private back yard on the first floor renting for approximately \$5,500/month, one-bedroom layouts with balconies on floors 2-6 (two per floor) renting for approximately \$3,500/month and a penthouse one bedroom unit with a private roof deck renting for approximately \$4,200/month. The property last sold in 2016 for \$11,575,000.
306 West 78th Street	\$5,600,000	7/8/21	5,648	\$992	8	0%	2.0%	A 5-story, 18' multi-family walk-up property located on the south side of West 78th Street between Riverside Drive and West End Avenue on the Upper West Side. The property consists of eight (8) residential units, including a spacious owner's triplex plus seven (7) additional one bedroom units. The property is 100% FM and was delivered vacant for a possible single-family conversion.
312 West 21st Street	\$3,400,000	7/14/21	8,930	\$381	10	60%	N/A	A 5-story, 25' multi-family walk-up building located on the south side of West 21st Street between 8th Avenue and 9th Avenue in Chelsea. The property consists of ten (10) residential units, with four (4) FM units in need of renovations. This was the first sale to transact within a larger portfolio of assets being offered.
324 West 87th Street	\$2,690,000	7/30/21	5,040	\$534	8	38%	N/A	A 4-story, 20' multi-family walk-up property located on the south side of West 87th Street between Riverside Drive and West End Avenue on the Upper West Side. The property consists of eight (8) residential units with two apartments per floor (front and back). The ground floor unit was owner occupied, five units are FM and two units are RS. The free market units were in fair condition although could benefit greatly from modern renovations. The property was delivered mostly vacant and is subject to an affordable program which requires 35% of the building to be rented at affordable rates.

Retail								
Property Address	Sale Price	Sale Date	SF	\$/SF	Units	Tenants	Cap Rate	Transaction Summary
25 East 21st Street	\$5,500,000	07/27/21	3,100	\$1,774	1	Vacant	N/A	Located on the north side of East 21st Street between Broadway and Park Avenue South in Flatiron, this property consists of the ground floor and lower level retail condo space (base of eleven (11) unit office condo building). The space was delivered vacant and features 3,100 SF on grade and an additional 1,000 SF of usable space in the lower level.

Sale Details

Retail									
Property Address	Sale Price	Sale Date	SF	\$/SF	Units	Tenants	Cap Rate	Transaction Summary	
5 East 44th Street	\$1,500,000	06/24/21	1,900	\$789	1	Vacant	N/A	A retail condo located on the north side of East 44th Street between 5th Avenue and Madison Avenue in Midtown. Previously a dentist office, the space had been vacant for a few years. The purchaser is a jeweler with a local presence in the area for many years. The space is 2,858 SF in total, of which 1,900 is at grade. The unit was previously purchased in 2017 for \$4,500,000.	
420 East 14th Street	\$900,000	07/08/21	1,391	\$647	1	Petopia	7.9%	Located on the south side of East 14th Street between 1st Avenue and Avenue A in the East Village, this ground floor retail condo unit has been occupied by Petopia since 2010 (just exercised an extension after going MTM since January 2020).	
Mixed-Use									
Property Address	Sale Price	Sale Date	SF	\$/SF	Units	# Resi Units	% RS/RC	Cap Rate	Transaction Summary
568, 570 and 574-580 Ninth Avenue	\$26,000,000	06/18/21	31,297	\$831	86	77	73%	N/A	A portfolio of 4-story, mixed-use walk-up properties located on the east side of 9th Avenue between West 41 and 42nd Street in Midtown West. The portfolio consists of five (5) buildings. There are twenty (20) residential FM units, fifty-five (55) vacant SRO units, and eleven (11) retail stores. Four out of eleven retail stores were delivered vacant, while the remaining seven units are paying discounted forbearance rents due to COVID-19. The vacant SRO portion at 578-580 9th Avenue will be converted to Class A apartments.
30 East 14th Street	\$23,500,000	06/16/21	20,900	\$1,124	18	16	0%	4.85%	A 5-story, 50' mixed-use walk-up property located on the south side of East 14th Street between University Place and 5th Avenue in Greenwich Village. The property features sixteen (16) residential units above two ground floor retail units. The retail is occupied by Game Stop and T Mobile. T-Mobile recently agreed to a rent reduction in exchange for a 10 year renewal at \$43,000/month (previously \$63,020/month). Game Stop was paying \$54,167/month pre-COVID-19. The residential units are 100% FM and consist of large 1 or 2 bedroom units, all of which can benefit from cosmetic upgrades. The residential rents range from \$3,450-\$4,600/month. The site can be demolished in the future to make way for a 50,000 SF residential development that has an FAR of 10.0.

Sale Details

Mixed-Use									
Property Address	Sale Price	Sale Date	SF	\$/SF	Units	Resi Units	% RS/RC	Cap Rate	Transaction Summary
205 Avenue A	\$14,350,000	06/09/21	9,991	\$1,436	10	9	0%	5.00%	A 6-story, 26' wide mixed-use walk-up property located on the west side of Avenue A between East 12th Street and East 13th Street in the East Village. The property consists of nine (9) FM residential units above one (1) vacant retail space. The property was purchased by the seller in 2012 and gut renovated (Alteration 1) with high-end finishes. The first floor consists of one a retail space and a five bedroom two bathroom duplex apartment with a large private terrace renting for approximately \$10,000/month. The 2nd-4th floors consist of two (2) 3BR/2BA averaging approximately \$6,000/month in rent. The 5th and 6th floor consist of two (2) 6BR/3BA duplex apartments with private roof decks averaging approximately \$11,000/month in rent. All units have washer and dryer in unit, stainless steel appliances, new floors, marble bathrooms and split-system AC units. The buyer is a foreign investor from Japan.
43-45 West 55th Street	\$12,250,000	06/02/21	14,684	\$834	14	11	30%	N/A	A 5-story, 38' mixed-use walk-up property located on the north side of West 55th Street between 5th Avenue and 6th Avenue in Midtown. The property was delivered with the second floor commercial space vacant as the buyer intends to occupy this space as an end user. The ground floor retail is occupied by Five Guys and Nature Works. The residential units above are a mix of studios, 1 bedrooms and 2 bedroom units that have been renovated.
33-35 Howard Street	\$11,200,000	06/17/21	15,900	\$704	7	4	33%	N/A	Two mixed-use walk-up properties located on the south side of Howard Street between Lafayette Street and Broadway in Soho. 33 Howard Street is a 3-story, 25' wide mixed-use property totaling 4,900 SF consisting of two (2) floors of office above vacant ground floor retail. 35 Howard Street is a 5-story, 25' wide mixed-use property totaling 11,000 SF consisting of three (3) residential units, including two floor-through gut renovated FM residential lofts renting for approximately \$9,000/month, above vacant ground floor retail. All residential units qualify as live-work per the Certificate of Occupancy.
1152-1156 Second Avenue	\$11,000,000	06/03/21	13,371	\$823	11	8	N/A	N/A	3, 4-story, 20' continuous mixed-use walk-up properties located on the east side of Second Avenue b/w East 60th and East 61st Street on the UES. Buildings total approx. 13,371 SF with a max. buildable SF of 23,371 SF. Air rights from 1154 & 1156 Second Avenue were sold in the 80s. Seller previously operated A&R Asta Fireplaces (retail), but delivered properties entirely vacant. Purchaser, who owns 1140-1150 Second Avenue, has ability to redevelop entire block and utilize all the existing air rights associated with buildings.

Sale Details

Mixed-Use									
Property Address	Sale Price	Sale Date	SF	\$/SF	Units	Resi Units	% RS/RC	Cap Rate	Transaction Summary
1065 Madison Avenue	\$10,200,000	7/29/21	5,880	\$1,735	5	3	0%	N/A	A 5-story, 20' mixed-use walk-up property located on the east side of Madison Avenue between East 80th Street and East 81st Streets on the Upper East Side. The property consists of three (3) full-floor residential units above two (2) full-floor commercial spaces. The property was delivered vacant and sold to a non-for-
34 Carmine Street	\$9,400,000	7/12/21	10,720	\$877	20	18	11%	N/A	A 5-story, 39' mixed-use walk-up property located on the south side of Carmine Street between Bleecker Street and Bedford Street in the West Village. The property consists of eighteen (18) residential units above two ground floor retail spaces. One unit is RS and one unit is RC. Almost all of the residential apartments were delivered vacant at the time of sale. The buyer plans on doing an extensive renovation of the common areas and FM apartments.
365-367 Canal Street	\$8,100,000	06/14/21	17,500	\$463	8	6	33%	5.28%	A 5-story, 42' wide mixed-use property located on the north side of Canal Street between West Broadway and Wooster Street in Soho. The property consists of six (6) residential units above two (2) retail spaces. The residential units include four (4) FM units and two (2) IMD units. The FM units are set up as two bedroom two bathroom lofts, two per floor on the 2nd and 5th floors, approximately 1,600 SF each, achieving monthly rents of approximately \$6,000-\$7,000/month. The FM units also include W/D in unit and split system ACs. Overall there is still room to add value with updated finishes and the potential to add a roof deck space for the top floor. The IMD units span the entire 3rd and 4th floors in the building (approximately 3,500 SF each) and rent for approximately \$600/month. All residential units feature 12' ceilings and new 9' windows. The retail unit is currently vacant and features approximately 3,500 SF of ground floor space, as well as 3,500 SF of below grade space.
50 East 81st Street	\$7,700,000	7/29/21	7,365	\$1,045	9	8	38%	N/A	A 5-story, 20' mixed-use property located on the south side of East 81st Street between Madison Avenue and Park Avenue. The property consists of eight (8) residential units above a 1,700 SF vacant medical office with a separate entrance. The property was delivered vacant with the exception of one tenant on the third floor.
508-510 East 13th Street	\$5,400,000	07/20/21	16,002	\$337	29	27	100%	4.0%	A 6-story, 38' mixed-use walk-up property located on the south side of East 13th Street between Avenue A and Avenue B in the East Village. The property consists of twenty-seven (27) residential apartments above two (2) ground floor retail spaces. The residential units are all subject to rent stabilization and consist of mostly two bedroom apartments that have not been renovated. The retail spaces are occupied by Magnolia Dry Cleaners, Guerra Paint and Pigment Art Store.

Sale Details

Mixed-Use									
Property Address	Sale Price	Sale Date	SF	\$/SF	Units	Resi Units	% RS/RC	Cap Rate	Transaction Summary
43 East 1st Street	\$4,660,000	7/21/21	7,125	\$654	21	20	75%	N/A	A 5-story, 25' mixed-use walk-up property located on the south side of East 1st Street between 1st Avenue and 2nd Avenue in the East Village. The property consists of twenty (20) residential apartments above one (1) ground (cellar) floor retail space. The residential units are mostly studio and one bedroom units that have not been renovated, with approximately 75% subject to rent stabilization. The retail space is occupied by Cozy Cafe.
290 Elizabeth Street	\$4,650,000	07/27/21	6,678	\$696	7	6	100%	N/A	A 4-story, 26' mixed-use walkup property located on the west side of Elizabeth Street between Bleecker Street and West Houston Street in Noho. The property consists of six (6) residential apartments above one (1) ground floor retail space. The retail space was home to Parisi Bakery for over 30 years. The retail unit, delivered vacant, is vented and is approximately 1,650 SF with a fully built basement. All six residential apartments were subject to rent regulation, however, two residential rent regulated units (3F & 3R) were delivered vacant and will likely be combined to make one large unit and establish a first rent subject to rent stabilization. The building was originally asking \$5,950,000.
129 Allen Street	\$4,070,000	07/07/21	7,270	\$560	20	18	100%	N/A	A 5-story, 25' mixed-use walk-up property located on the west side of Allen Street between Rivington Street and Delancey Street on the Lower East Side. The property consists of eighteen (18) residential apartments above two (2) ground floor retail spaces. The residential units are all subject to rent stabilization and consist of mostly studio and one bedroom units that have not been renovated. The retail spaces are occupied by Joey Bats Cafe and Kris Graphics.
209 Seventh Avenue	\$3,900,000	6/29/21	3,756	\$1,038	6	5	0%	N/A	A 4-story, 60' mixed-use walk-up property located on the corner of West 22nd Street and 7th Avenue in Chelsea. The property consists of five (5) FM residential units above one (1) retail space the buyer leased to iSouvlaki (will exceed \$200/SF by 2024).
109 East 9th Street	\$3,350,000	06/28/21	6,260	\$535	14	13	100%	N/A	A 5-story, 30' mixed-use walk-up property located on the north side of East 9th Street between 3rd Avenue and 4th Avenue in the East Village. The property consists of thirteen (13) Class B (SRO) apartments over one (1) vacant retail space previously occupied by Central Bar.
256 West 88th Street	\$3,275,000	06/22/21	4,222	\$776	6	5	0%	N/A	A 4-story, 18' mixed-use walk-up property located on the south side West 88th Street between West End Avenue and Broadway on the Upper West Side. The property consists of five (5) FM units and one vacant ground floor retail space. The building was delivered vacant and the property last sold for \$3,750,000 in 2016.

Sale Details

Mixed-Use									
Property Address	Sale Price	Sale Date	SF	\$/SF	Units	Resi Units	% RS/RC	Cap Rate	Transaction Summary
838 2nd Avenue	\$2,700,000	7/14/21	3,604	\$749	4	3	0%	N/A	A 4-story, 18' mixed-use walk-up property located on the east side of 2nd Avenue between East 44th Street and East 45th Street in Midtown East. The property consists of three (3) residential units above one (1) ground floor retail space. The residential units are fully FM and the retail space is vacant, formerly rented to Palm II.
520 9th Avenue	\$2,500,000	7/1/21	3,667	\$682	4	3	33%	4.0%	A 4-story, 19' mixed-use walk-up property located on the east side of 9th Avenue between West 38th Street and 39th Street in Midtown West. The property consists of three (3) residential units above one (1) ground floor retail space. The residential units are all full-floor 2,000 SF units consisting of two FM apartments and one RC unit. The FM units were paying \$1,500/month and are in need of full gut renovations. The rent controlled unit was paying \$148/month and is in poor condition. The retail space is leased to Subway, expiring at the end of January 2022 paying \$9,500/month or \$110/SF.
Office									
Property Address	Sale Price	Sale Date	Rentable SF	\$/SF	Units	Core/Core Plus/ Value Add	Cap Rate	Transaction Summary	
One Park Avenue	\$875,000,000	07/21/21	943,000	N/A	N/A	N/A	N/A	45% interest sale from Canada Pension Plan Investment Board to Vornado the deal includes a cash payment of \$158M to CPPIB and assumption of their share of \$525M debt. Tenants include NYU, Bank of Baroda, Citibank, Equinox, Zibetto Espresso Bar, RAMS Architects	
220 East 42nd Street	\$790,100,000	07/22/21	1,200,000	N/A	N/A	N/A	N/A	The Daily News Building sold 49% interest from SL Green to Meritz Alternative Investment Management.	
1177 Sixth Avenue	\$430,000,000	07/01/21	1,000,000	N/A	N/A	N/A	N/A	50% interest sale buyer CalSTRS and seller is UBS Realty Investors.	

Sale Details

Office								
Property Address	Sale Price	Sale Date	Rentable SF	\$/SF	Units	Core/Core Plus/ Value Add	Cap Rate	Transaction Summary
635-641 Sixth Avenue	\$325,000,000	06/07/21	267,000	\$1,217	19	N/A	4.60%	Two adjacent commercial buildings sold as a package on the entire west side block of 6th Avenue between West 19th and West 20th Street in Chelsea. 641 is the northwest corner property and is an 8-story, 118' x 153' property, which sold for \$203,780,000 at just under \$1,130/rsf and a 3.65% cap rate. 635 is the lot just south on the southwest corner and is an 8-story, 64' x 153' property, which sold for \$121,230,000 at just over \$1,333/rsf and a 5.5% cap rate Both buildings feature seven floors of office space over ground floor. The anchor tenant is Infor, who rents 94% of the office space.
520-524 Broadway	\$323,500,000	06/10/21	240,000	\$1,348	32	N/A	N/A	Two adjacent commercial buildings sold as a package on the south east corner of Broadway and Spring Street in Soho. 524 Broadway is the corner property and is a 11-story, 50' x 198' property, which sold for \$235,750,000 at just over \$1,357/rsf and a 4.78% cap rate. 520 Broadway is the lot just south of 524 and is a 11-story, 50' x 94' property, which sold for \$87,750,000 at just over \$1,500/rsf. Both buildings feature ten floors of office space over ground floor retail including LuLu Lemon, Atitzia and Balthazar.
576 Fifth Avenue	\$101,000,000	07/12/21	57,352	\$1,761	1	Valued Add	N/A	An 11-story office property located on the corner of 5th Avenue and West 47th Street within the Diamond District in Midtown. The property consists of office spaces above ground floor retail with 150' of wraparound frontage. The property is approximately 50% occupied with the retail spaces occupied by Jewelers on Fifth.

Sale Details

Office								
Property Address	Sale Price	Sale Date	Rentable SF	\$/SF	Units	Core/Core Plus/ Value Add	Cap Rate	Transaction Summary
60 Charlton Street	\$86,180,000	07/09/21	98,400	\$876	12	Core	N/A	A 12-story, newly constructed Class A boutique office building located on the corner of Charlton and Varick Streets with 175' of wrap-around frontage in Hudson Square. The former 6-story warehouse was purchased for \$64,900,000 in July of 2017 and reimagined with a gut renovation as well as a 6-story addition.
156 William Street	\$20,000,000	06/30/21	26,000	\$769	1	N/A	N/A	Two commercial condo units located in FiDi on William and Ann Street spanning 26,000 SF were sold at a significant loss by The Blue Man Group. The space was named The Blue School and was purchased for \$27,000,00 in 2016.

Sale Details

Development								
Property Address	Sale Price	Sale Date	Buildable SF	\$/BSF	Zoning	Special District	Historic District	Transaction Summary
125 West 57th Street	\$130,000,000	06/21/21	260,000	\$500	C5-3, MiD	MiD	No	<p>Located on the north side of West 57th Street between 6th and 7th Avenues, this 160' ft wide building will be demolished to make way for a 260,000 SF, 26 story office building that will stand 420 feet tall. The buyer completed the acquisition from Calvary Baptist Church. The church owned both the building and the Hotel Salisbury, which occupied the upper levels of the building. As part of the transaction, Calvary Baptist Church will resume ministry on the lower levels and retain ownership of the base portion of the building. A separate entrance will distinguish the new office space from the church. Class A office suites will occupy approximately 185,000 square feet. Over 90 percent of the offices will include direct, north-facing views of Central Park. Select tenants will have access to private terraces overlooking Central Park and the surrounding Plaza District. The office component also includes a full-floor amenity deck with lounge and meeting spaces, a boardroom, and over 4,000 square feet of outdoor common spaces. Additional components include unspecified ground-floor retail.</p>
738-740 Eighth Avenue	\$82,000,000	07/30/21	500,000	\$164	C6-4	MiD	N/A	<p>Two adjacent vacant lots located on the northeast corner of 8th Avenue and West 46th Street in Midtown West. The parcels include 169 feet of wraparound frontage. Extell completed this acquisition for \$31MM while also purchasing \$51MM worth of air rights from the same owner. Combined with additional adjacent development parcels previously purchased by Extell, a 500K SF project is expected to be built.</p>

Sale Details

Development								
Property Address	Sale Price	Sale Date	Buildable SF	\$/BSF	Zoning	Special District	Historic District	Transaction Summary
215 West 84th Street	\$71,000,000	06/20/21	150,000	\$473	R8B, C4-6A, C2-5, EC-3	No	No	Located on the northeast corner of Broadway and West 84th Street, this development site is currently improved by a free market apartment building. The site has 81 feet of frontage along Broadway and 237 feet along West 84th Street. The site has a split zoning which allows it to be developed to 150,000 BSF. The buyer plans to build a luxury, mixed-use condominium building.
12 East 48th Street	\$58,400,000	07/26/21	115,924	\$504	C5-2.4	MiD	N/A	A 31-story, 161-room hotel being developed by Hidrock Realty located on the south side of East 48th Street between Madison Avenue and 5th Avenue in Midtown purchased by Hilton. The Hilton Grand Vacation Hotel will feature an outdoor terrace and ground-floor retail space facing West 48th Street. The hotel project is expected to be completed by the end of 2021.
132 West 14th Street	\$30,000,000	7/1/21	49,998	\$600	C6-2A	N/A	N/A	A 7-story 75' commercial elevator property located on the south side of West 14th Street between 6th and 7th Avenues in the West Village. The landlord, The Salvation Army, signed a 99-year ground lease to KPG, who will control the leasehold of the property with plans to develop a contemporary Class A office development named Le Gallerie, which will include an expansive lobby that also serves as an art gallery for its tenants.
249-251 East 82nd Street	\$12,909,375	07/30/21	27,280	\$473	C1-9	TA	N/A	A mixed-use property located on the north side of East 82nd Street between 2nd Avenue and 3rd Avenue on the Upper East Side. This site features two combined lots totaling 35.5 feet of frontage on East 82nd Street, adding another piece to a future development site assemblage on 2nd Avenue between East 83rd Street and East 82nd Street.

Sale Details

Development								
Property Address	Sale Price	Sale Date	Buildable SF	\$/BSF	Zoning	Special District	Historic District	Transaction Summary
415 Third Avenue	\$4,400,000	7/26/21	14,630	\$301	C2-8	N/A	N/A	A 4-story mixed-use property located on the northeast corner of East 29th Street and 3rd Avenue in Midtown East. The property is located in C2-8 / R10 zoning, which includes an as-of-right FAR of 10.0, which would equate to a development 14,630 SF development.
22 East 84th Street	\$3,750,000	7/21/21	8,060	\$465	C5-1	MP	N/A	A mixed-use property located on the north side of East 84th Street between Madison Avenue and Fifth Avenue on the Upper East Side. This purchase is the third site added to this site assemblage, making way for a 42,000+/-BSF development site. This developer purchased two adjacent properties for a total of \$32.5MM in 2019 (1122 Madison Avenue for \$22.5MM and 24 East 84th Street for \$10MM).

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