

## Media Release

**For Immediate Release  
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**Avison Young's Tri-State Investment Sales Group marketing  
30,000-square-foot, elevator building in the West Village**

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**New York City – The Tri-State Investment Sales Group** for Avison Young has been named exclusive agent for the sale of **332 West 11th Street, a 30,000-square-foot, five-story, elevator building**, in the Greenwich Village Historic District, in the heart of the West Village neighborhood of downtown Manhattan. The asking price is \$49,950,000.

The building is being marketed on behalf of the owner by an Avison Young team comprised of **James Nelson, Principal and Head of Tri-State Investment Sales, Brandon Polakoff, Director, David Shalom, Director, and Bradley Rothschild, Associate.**

"This property represents one of the last mega-mansion opportunities in the West Village," said Nelson. "Located between Greenwich and Washington Streets on one of the neighborhood's best blocks, this fantastic structure is envisioned as a townhouse or condominium conversion."

The building, which currently consists of a parking garage, is within the R6 zoning district, allowing for residential uses, community facility uses, and commercial uses. While the Historic District preserves the architectural and historic significance of the area, it allows for new construction as long as it's in line with the area's aesthetics. The property's ground floor boasts 13-foot-high ceilings and includes a 5,000-square-foot English Basement. The building also includes two curb cuts, one going to the property's ground level and one to the basement.

Polakoff added, "332 West 11th Street offers unparalleled protected and unobstructed views of the Hudson River and its surroundings. The property also is ideally located near restaurants and other neighborhood amenities including the Whitney Museum of American Art, Hudson River Greenway and the High Line."

332 West 11th Street is steps from the Christopher Street PATH station, providing direct access to New Jersey, as well as in close proximity to the 1, 2, 3, A, C, E and L MTA subway lines, providing access to the rest of New York City.

*Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its principals. Founded in 1978, the company comprises 2,700 real estate professionals in 85 offices, providing value-added, client-centric investment sales, leasing, advisory, management,*

financing, and mortgage placement services to owners and occupiers of office, retail, industrial, multi-family and hospitality properties.

**For additional information/comment/photos:**

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