



Salmon and Marshall of Salmon & Marshall complete \$2.03 million

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Lucky 13 LLC has just purchased the retail condominium at 56 East 13th St. from Union Square Flats in a deal that traded for \$2.03 million.

Salmon & Marshall partners Kevin Salmon and Matthew Marshall represented both sides of the transaction.

"The opportunity was slightly more complicated than our typical assignments. This particular deal is a commercial condo however there was a single apartment unit that had to be sold with the commercial. Our database consists of investors who buy retail condos and or apartment buildings not retail with one apartment. We went outside the box while marketing this asset and were able to identify a buyer from china who needed to place funds from a recent sale in Shanghai," said Marshall.

The subject property is located between Broadway & University Place in Union Square.

Salmon & Marshall, founded by Kevin Salmon and Matthew Marshall is a full service sales company who specializes exclusively in the sale of investment properties in New York City. The firm operates under the firm belief that specializing gives them the edge that investors seek in today's brokerage firms.

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