



Friedman-Roth Realty Services LLC brokers four sales totaling \$30.784 million; Includes the \$21 million sale of six lots by Friedman-Roth's Smith, Nowak and Radmin

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Friedman-Roth Realty Services LLC has completed four sales totaling \$30.784 million. The deals include the following:

* The \$3.9 million sale of a five-story walk-up apartment building located at 1901 Lexington Ave. Situated at the southeast corner of East 118th St. in East Harlem, the building is comprised of 16 residential units and five retail stores. Linda Koch and Bidjan Oheb represented the seller and Lily Ren, all from Friedman-Roth, represented the purchaser.

* The \$3.5 million sale of the five-story walk-up apartment building located at 488 Ninth Ave. Situated between West 37th St. and West 38th St., the property is comprised of seven residential units, a ground floor retail store and a separate vacant building that is located on a rear lot. This is the first recorded sale of this property as it had been held by members of the same family for the past 100 years. Michael Santos and Phil Ragone represented the seller while George Niblock, all from Friedman-Roth, represented the purchaser.

* The sale of a Lower Eastside development site. The sale included six assembled lots located at 5-9 Ave. D and 306-310 East 2nd St. The 130,000 s/f development site was sold for a purchase price of \$21 million. The purchaser, Kahen Properties, is planning to develop a 12-story apartment building which will consist of 135 rentals. Hoping to break ground in a few months, the anticipated completion date is slated to be in 2014. The building, which will include some affordable units as part of the 80/20 program, will have doorman service and amenities that include a rooftop terrace, gym and outdoor space. The seller was represented by Friedman-Roth's Joseph Smith, Gary Nowak and Joel Radmin. Alex Kahen of Kahen Properties represented the purchaser.

* The sale of a development site located at 34-34 Linden Pl., Queens. Situated between 32nd Ave. and 35th Ave., the 75 x 125 development site is zoned M1-1 and the property was delivered vacant. The site was sold for a purchase price of \$2.384 million. Ren represented both the buyer and seller.

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