



## **Mansour of Azad and Billitzer of Rosewood close \$3.5 million sale**

February 12, 2013 - Front Section

Azad Property Group partner Mansour Tabibnia and Billy Billitzer of Rosewood Realty closed on 459 West 43rd St. in Hell's Kitchen. The multifamily building was 90% vacant with one of the owners living on the top floor. Yummi and Ann Hirsch inherited the property from their late husband and father, respectively, and sold it to a local landlord for \$3.5 million. This building spans five walk-up floors (13 apartments) with a carriage house in the rear, for a total of 6,640 s/f. The buyers are planning to convert the property to a five-story apartment property.

Tabibnia, who represented the buyers, said, "The sellers had owned the building for over 10 years and were able to get above-asking price on the building.

As well, "The buyers have a good presence in the area and were aiming to add units to their portfolio; this was a perfect fit for them."

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540