



Sozio, Tortorici, Deutch, and Agbaba of Ariel complete \$3.7 million sale; Portilla of Keller Williams reps buyer; The Universal Church

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Ariel Property Advisors arranged the sale of a house of worship at 612 West 180th St. in Washington Heights. The property sold for \$3.7 million.

The sales team of Victor Sozio, Michael Tortorici, Jesse Deutch, and Marko Agbaba represented the seller, a local church. Cesar Portilla of Keller Williams Realty represented the buyer, The Universal Church, which has locations throughout the United States.

The property consists of a 12,631s/f building with a spacious sanctuary that seats 670 guests, and includes air rights that will allow for an expanded structure with 25,800 buildable s/f as-of-right.

"The price, which equates to nearly \$300 per s/f, is indicative of the impressive Northern Manhattan demand we're seeing from religious groups and other non-profits," said Sozio, vice president of Ariel Property Advisors. "We're handling many assignments from such organizations and are consistently receiving high demand from other end-users, not just developers."

The structure at 612 West 180th Street is located just steps away from the 1 train on W 181st and St. Nicholas Avenue, and the A train on W 181st and Fort Washington Avenue. In close proximity to Bennett Park, Columbia Presbyterian Hospital, Yeshiva University, and the retail corridors lining Broadway and St. Nicholas, the property offers easy access to institutions, education, business, and entertainment in the Heart of Washington Heights.

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