



Oron and Chernoff of Itzhaki Properties broker \$7 million sale of mixed-use building

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Itzhaki Properties, a full-service commercial investment brokerage firm, arranged the sale of a mixed-use building located at 1634 Lexington Ave. at 103rd St. in East Harlem for \$7 million. Nissim Oron and David Chernoff of Itzhaki Properties brokered both sides of the deal.

Built in 1910, the 10,815 s/f property stands four-stories tall. The building consists of five ground-floor retail units and 10 residential apartments. The property is near Central Park East and the 96th St. stop of the 4, 5, 6 subway trains. Latin Harlem Properties, LLC, a private investor, purchased the property from 1634 Lexington Avenue Realty Corporation.

"My partner Nissim and I are very happy with the deal flow in the area," said Chernoff. "Many buyers, who are not traditional East Harlem buyers, are looking and making offers on properties. We have been receiving great offers on our listings and have been able to put quite a few into contract, case in point the building on Lexington. 1634 Lexington Avenue was sold at a price our seller found extremely attractive."

Itzhaki Properties has sold more than 10 properties in Manhattan over the past 12 months including the recent \$2,750,000 sale of 1516-32 Park Avenue. Itzhaki Properties currently has more than 50 listings in Manhattan.

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