



## **Zach and Galor of EPIC Commercial arrange \$12.2 million sale of 331 East 81st Street**

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EPIC Commercial Realty, formerly Itzhaki Properties, arranged the sale of 331 East 81st St., a mixed-use building located between 1st and 2nd Aves. on the borough's Upper East Side. The property, listed exclusively by EPIC senior Broker Shay Zach and sales associate Shy Galor, sold for \$12.2 million.

The newly renovated, six-story building is comprised of 14 apartments and one retail tenant. The apartments include three studios, four one-bedroom and seven two-bedroom units. All building occupants are sub-metered and tenants are responsible for electric, fuel and heating costs. Each apartment, while being very spacious, is equipped with a dishwasher, washing machine and dryer. Bar Prima, a wine bar, renovated the retail space before opening to the public.

The seller was 14 Ben Court LLC and the buyer was Jur-Stin Realty Corp.

The property is in a great location on the Upper East Side. Boasting easy access to the FDR Dr. and being within walking distance of Central Park and the 77th St 6 train station, the building is extremely desirable. Zach said, "Not only is the building gorgeous, on the exterior and interior, but 331 east 81st St is found on a beautiful and quiet block. While there is plenty of foot traffic in the area surrounding it, with restaurants, bars and retail shops spanning 1st and 2nd avenues, tenants will find peace and serenity in their apartments. It's a prime example of what people look for on the Upper East Side."

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