



## **O. Cohen and E. Cohen of EPIC sell two building package for \$12.5 million; Reps seller, 315 East 74th LLC and buyer, A.D. Real Estate Investors**

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EPIC Commercial Realty arranged the sale of 315-317 East 74th St. on the Upper East Side of the borough. The two five-story buildings are comprised of 18,000 s/f with available air-rights, a total of 50 ft. in frontage, 34 one-bedroom and two-bedroom, convertible three-bedroom apartments with expansion opportunities and two retail stores. The properties traded for \$12.5 million, \$700 per s/f. Ofer Cohen and Edan Cohen represented the seller, 315 East 74th LLC, and the buyers, Adam Daniels, Aaron Daniels and Abraham Daniels of A.D. Real Estate Investors, on this off-market transaction.

315 East 74th St. is a fully-occupied, five-story, mixed-use walk-up building consisting of 17 apartments and two retail stores. 317 East 74th St., is a fully-occupied, five-story building, consisting of 17 apartments. The retail units are occupied by Finishing Touches by Stephanie, a pet grooming business that has been operating since 1995, and One Stop Laundromat & Tailoring.

The buildings are situated in the heart of the Upper East Side on a mostly residential, east-bound, one-way street, close to the new Entrance of the 2nd Avenue Subway. The cozy, tree-lined block is also in the surrounding area of Equinox Fitness Gym & a plethora of restaurants, cafés and bars.

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