



Haque, Nguyen and Niblock of Friedman-Roth secure \$27.75 million; SMA Equities purchases 297 & 299 Third Avenue and 295 Third Avenue retail condo

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Friedman-Roth Realty Services arranged the sale of 297 & 299 Third Ave. and the retail condominium located at 295 Third Ave. in the Gramercy Park section of the borough.

The properties, located on the Southeast corner of East 23rd St., consist of a combined 46,000 s/f of buildable square footage on the two parcels. The properties are currently leased to commercial tenants.

299 Third Ave. was owned by a local landlord for 31 years, 297 Third Ave., was also owned by a local landlord for 30 years and the 295 Third Ave. retail condo was owned by the same operator for over 20 years.

The combined sale price was \$27.75 million. Nadeem Haque, partner at Friedman-Roth and Kevin Nguyen, represented the sellers. The sellers are as follows: 299 Third Ave., Alpha Holding Corp.; 297 Third Ave., Fan & Associates and 295 Third Ave. (Retail condo), J & T Animals, Inc. George Niblock, a managing partner, represented the buyer, SMA Equities.

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