



## **Duffy of Centum Real Estate completes \$8.32 million sale of 137 Ludlow St. on behalf of Princeton Holdings**

June 23, 2015 - Front Section

Centum Real Estate Group, a full-service brokerage firm with licenses in New York & New Jersey, completed a sale transaction at 137 Ludlow St. Otis Duffy, a principal of the company, brokered the \$8.32 million sale of this three-story, 9,777 s/f retail/restaurant building. It is adjacent to the new location for SoHo House 139-141 Ludlow St. that is currently being developed. Libations, the current tenant will stay on for the next two years until the new owner repositions the asset. Duffy represented both the buyer, Joe Tabak/Princeton Holdings LLC and seller, in this transaction.

"The building was purchased from the current tenant (Libations), and the three liquor licenses were included in the transaction," said Duffy. "This was a unique sale with the three liquor licenses, the tenant continuing to operate business and the location being next to the acclaimed Soho House."

Libations, an eclectic nightclub known for its multiple dance floors, sits between Delancey Street and East Houston Street and was built in 1900. Libation also claims to host one of the best weekend brunches on the Lower East Side.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540