



JLL completes four sales in Manhattan: \$37.275 million total

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1364 & 1368 York Avenue - Manhattan, NY

Manhattan, NY JLL Capital Markets have completed the following transactions:

The \$13.85 million sale of 1364 and 1368 York Ave., a pair of mixed-use buildings in the Lenox Hill neighborhood on the Upper East Side, for Christian Pompa. 1364 York Ave. is a five-story, 9,180 s/f building with 18 residences: 11 are free-market units and seven are rent-stabilized. The property has ground-floor retail spaces totaling 608 s/f occupied by Orlando News and Jamil Liquors. The five-story 1368 York Ave. totals 11,191 s/f with 19 residences: 18 free-market, and one rent-stabilized. The property includes ground-floor retail spaces totaling 4,184 s/f, occupied by JSK Produce and Green Produce. Combined, the two sites offer 50,030 buildable s/f. Overseeing the sale for the seller include managing directors Guthrie Garvin and Tom Gammino; and associates Chris Skitch, Alexander Ball, Jeremy Simon and Connor Murphy.

The sale of 16 East 82nd St., a historic townhouse on the Upper East Side. The property was sold for \$12.25 million. The 9,468 s/f property has medical office space on the ground floor and six residential units on the upper floors. Overseeing the sale include chairman of New York investment sales Bob Knakal, managing directors Tom Gammino and Jonathan Hageman, and directors Patrick Yannotta and Jeremy Simon.

340 West 23rd St. in the Chelsea neighborhood sold for for \$7.55 million. Elizabeth Stribling and Elizabeth Stribling-Kivlan sold the mixed-use property to River Tuti LLC. The four-story property totals 5,927 s/f with 2,910 s/f of retail on the first and second floors. JLL managing director Brock Emmetsberger, and associates Ryan Kossoy and Reed Waggoner handled the sale for the sellers.

A full-floor commercial cooperative at 127 West 24th St. in the Chelsea neighborhood sold for \$3.625 million. The Ull Family sold the 5,650 s/f space comprising the entire fifth floor to Apollo Electric. The space was renovated with updated bathrooms and a split-zoned HVAC unit. The JLL team used Listing3D, a real estate property technology tool that offers premium 3D tours and multiple viewing options, to show the property. The sale was secured with the assistance of the virtual tool. Overseeing the sale include managing director Brock Emmetsberger and associates Ryan Kossoy and Reed Waggoner.

