



JLL Capital Markets completes \$32.325m sale of 1303-1309 Third Ave.

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1303-1309 Third Avenue - New York, NY

New York, NY JLL Capital Markets has completed the \$32.325 million of 1303-1309 Third Ave., a premier corner development site on the Upper East Side.

JLL worked on behalf of the seller Gastonia, LLC to complete the sale to the buyer EJS Group.

The assemblage, located at the southeast corner of Third Ave. and E. 75th St., provides a unique development opportunity, with more than 150 feet of wraparound frontage. The site is ideally

positioned for a developer seeking to build in one of Manhattan's most desirable and established neighborhoods.

The property is within walking distance to major attractions and amenities, including Central Park, world-class museums, leading hospitals, premier schools, fine dining and shopping. It is located in close proximity to the Q, 4, 5 and 6 subway lines, providing direct access to Midtown and the rest of Manhattan.

The JLL Capital Markets team representing the seller was led by managing directors Guthrie Garvin, and Jonathan Hageman; directors Jack Norton and Solomon Michailow; and New York Investment Sales chairman Bob Knakal.

"1303-1309 Third Ave. is a unique development opportunity with extraordinary potential," said Garvin. "Its location within one of Manhattan's most sought-after neighborhoods offers developers the chance to create a stand-out residential property."

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