



## **Stenson of Brax Realty brokers \$3.5 million sale**

June 01, 2021 - Front Section

Manhattan, NY According to Alan Stenson, senior director of locally-based investment sales brokerage firm, Brax Realty brokered the sale of a 5,943 s/f vacant commercial building in Midtown. The property, 21 West 35th St., is located between 5th Ave. and 6th Ave.

The sale price was \$3.5 million.

The property was delivered vacant at closing and was the first time it traded hands in over 30 years. This was the third vacant commercial building Stenson has closed in Midtown in the last five months.

Stenson said “21 West 35th St. is zoned M1-6 and there are approved plans in place for a three-story plus cellar bar and restaurant with a retractable roof providing direct views of the Empire State Building. It traded for \$588 per s/f in its raw state and the air rights were sold in a different transaction.”

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