



## The Fotis Group at Marcus & Millichap brokers two sales totaling \$13.95 million

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47 Broadway - Manhattan, NY

Manhattan, NY The Fotis Group at Marcus & Millichap closed the sale of 47 Broadway (a.k.a. 23 Trinity Pl.), a five-story block through mixed-use building in The Financial District. The sale price was \$12.25 million.

Matt Fotis, Robert Aaron, & Jonathan Zarin of The Fotis Group at Marcus & Millichap were the brokers. The buyer was Broadway Trinity LLC, and the seller was 47 Bway Acquisition Corp.

The property totals 27,640 s/f with no air rights, and features retail spaces on both Broadway and Trinity Pl. The building, formerly home to TGI Fridays and China Chalet, was delivered vacant.

Located between Rector St. and Morris St., the property benefits from its close proximity to The New York Stock Exchange, Battery Park, One World Trade Center & Whitehall Terminal.

41-32 76th Street - Queens, NY

Additionally, The Fotis Group at Marcus & Millichap closed the sale of 41-32 76th St., a 10-unit multifamily building in Elmhurst, Queens. The sale price was \$1.7 million. Fotis and Danzel Williams represented the buyer, Amarbin Ahmed, and seller, Joseph Preis, in this transaction.

The 4,134 s/f building sits on a wide 60 ft. lot, and comes with 3,366 s/f of available air rights.

Located between 41st Ave. and Woodside Ave., the property is close to Elmhurst Hospital and the Jackson Heights-Roosevelt Avenue Transportation Hub.

“Demand for well located, regulated and deregulated multifamily properties in Queens remains extremely strong attracting buyers from the neighborhood and across boroughs.”

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