



## Stenson of Brax Realty sells two-building package for \$8.75 million

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228 East 25th Street - Manhattan, NY

333 East 52nd Street - Manhattan, NY

Manhattan, NY Alan Stenson, senior director of Brax Realty completed the exclusive assignment to sell a two-building package in the city by a state-appointed guardianship in Florida.

The two- building package included 333 East 52nd St. located between 1st Ave. and 2nd Ave. and 228 East 25th St. located between 2nd Ave. and 3rd Ave. and sold for a combined \$8.75 million.

333 East 52nd St. was comprised of seven free-market apartments and one commercial space that was delivered 100% vacant and sold for \$4.35 million, while 228 East 25th St. was 75% free market and sold for \$4.4 million. 228 East 25th St. had nine out of the 12 units delivered vacant and it was the first time either of these properties traded hands in over 45+ years. Stenson exclusively represented the seller and also procured the buyer in both of these transactions.

“We are honored to have been entrusted with the exclusive assignment to market and sell these exceptional properties. The successful completion of these transactions underscores our firm’s unwavering commitment to excellence and our ability to deliver optimal outcomes for our clients” said Stenson.

The exclusive mandate entrusted to Stenson underscores the firm’s reputation for excellence and trustworthiness in handling complex real estate transactions. Leveraging his expertise and extensive network, Stenson navigated the intricacies of the sale process with precision and dedication selling the buildings to New York City based investors that were backed by international funds.

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