



Schneider and Glaser of E.C. broker \$7.25m sale of retail/residential prop.

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A two-building residential 9,234 s/f property with 20 apartments and ground floor retail store has just traded for \$7.25 million to Westchester-based investor 634 St. LLC.

Eastern Consolidated's directors Sam Schneider and Daniel Glaser represented the seller. 634 Hudson St. Corp., a local family partnership which had owned the property since 1955, while senior director Roberto Ortiz procured the buyer.

"Location is always a driver in real estate transactions, even during downturns," said Schneider. "This property is situated in the heart of the West Village only two blocks from the Meatpacking District and offers the buyer tremendous upside."

The store of the property has been occupied by Myers of Keswick, a traditional English culinary shop since 1985. Six apartments and the store are in the front building, and a 14-unit carriage house is in the rear separated by a beautiful courtyard that links the front and rear buildings.

Attorneys in the transaction were: Mark Caruso, Esq. of Caruso Caruso & Branda, PC for the seller and Richard Kaplowitz, Esq. of Kaplowitz & Kaplowitz LLP for the buyer.

Founded in 1981, Eastern Consolidated has emerged as one of the country's preeminent full-service real estate investment services firms, combining an unrivaled expertise in the greater New York marketplace with a worldwide roster of institutional and private investor clients. Over the years, it has been responsible for the acquisition, disposition and finance of all types of properties, including office and apartment buildings, lofts, factories, hotels, shopping centers, commercial and residential development sites, taxpayers, parking garages and lots, retail condominiums and air rights transfers.

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