

**For Immediate Release
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Avison Young Tri-State Investment Sales Team Brings Multiple New Listings to Market

Properties include a mix of retail, development, mixed use and multi-family assets in Manhattan's top neighborhoods

New York City – The Tri-State Investment Sales Group for Avison Young has been named the exclusive sales agent for four new listings. The properties include a multi-family building at **52 East 7th Street**, a retail condominium with five units at **300 West 23rd Street**, a prime mixed-use asset at **357 Bleecker**, and a development site at **347 Lexington Avenue**.

“We are excited to hit the ground running following the Labor Day Weekend and bring to market four amazing new properties, each with a great offering,” said James Nelson, Principal and Head of Tri-State Investment Sales. “We expect to have great interest in each property as we begin to round out the year.”

The four properties include:

52 East 7th Street

- An 11,598-square-foot, 20-unit residential building in Manhattan's East Village neighborhood. The asking price is **\$9.25 million**.
- Comprised of 17 fair market units, two rent stabilized units and one rent-controlled unit, the property offers a multitude of value-add opportunities including upgrading finishes in the units and common areas, as well as reinventing the finished lower level (formerly two apartments) and private backyard.
- The assignment is being handled by **Senior Director Brandon Polakoff alongside Director David Shalom, Associate Director Eric Karmitz, Senior Associate Bradley Rothschild and Associate Jeremy Stenberg**.

300 West 23rd Street

- A 12,110-square-foot retail condominium in Manhattan's Chelsea neighborhood that is divided into five units and leased to a diverse tenant mix of national and neighborhood retailers including Starbucks and the Vitamin Shop. The asking price is **\$11,950,000**.
- The retail condo sits at the base of a 21-story “condop” building with 197 residential units and is comprised of 8,450 square feet at grade and 3,660 square feet on the lower level.
- The asset is situated on the corner of 8th Avenue and 23rd Street directly above the A, C and E subway lines.
- **Principal and Head of Tri-State Investment Sales James Nelson, Senior Director Brandon Polakoff, Director Brent Glodowski, Senior Associate Angela Mulder and Associate Jeremy Stenberg** are marketing the asset.

347 Lexington Avenue

- Avison Young is requesting offers for a prime Murray Hill development site with a zoning floor area of up to 24,150 square feet for commercial use.
- Steps from Grand Central Terminal, the site includes DOB-approved plans for a boutique hotel.
- A 3,238-square-foot, three-story mixed-use building is currently located on the property.
- **Director Mitchell Levine and Associate Director Eric Karmitz** are marketing the asset.

357 Bleecker Street

- A 2,672 square foot, three-story mixed-use building in a prime Bleecker Street location in Manhattan's West Village. The asking price is **\$6 million**.
- Currently, the property is comprised of retail on the ground and lower level with a well-maintained residential duplex featuring multiple outdoor spaces on the second and third floors.
- **Principal and Head of Tri-State Investment Sales James Nelson, Director David Shalom, Director Mitchell Levine and Senior Associate Alexandra Marolda** are marketing the property.

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