

Recent Commercial Real Estate Transactions

[nytimes.com/2017/01/10/realestate/commercial/real-estate-sales.html](https://www.nytimes.com/2017/01/10/realestate/commercial/real-estate-sales.html)

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RECENT SALE

\$4.625 MILLION

308 East 52nd Street (between First and Second Avenues)

Manhattan

An Asian investor has bought this vacant 3,952-square-foot 1950 four-story building with four apartments. Plans have been approved for an additional two stories and an elevator. The building could be reconfigured to yield five more apartments for a total of nine. Air rights add up to 3,947 square feet.

Buyer: 308 First Second L.L.C.

Buyer's brokers: Khashy Eyn and Jesse Klein, Platinum Properties

Seller: 52nd East Property Management L.L.C.

Seller's brokers: Olivia Hoge and Kathy Hoffman Linburn, Sotheby's International Realty

RECENT LEASE

\$19.80/SQ. FT.

\$39,600 approximate annual rent

218 39th Street (between Second Avenue and the Gowanus Expressway)

Sunset Park, Brooklyn

A health care technology company has signed a five-year lease for the entire second floor of this two-story commercial building built in 2000. The second floor has 2,000 square feet of office space.

Tenant: CCI Systems

Landlord: Quality 62 Realty Inc.

Broker: Richard Goodier, Ideal Properties Group

FOR SALE

\$9.3 MILLION

2590 Ocean Avenue (between Avenues U and V)

Sheepshead Bay, Brooklyn

This eight-story elevator building, now being completed, features 12 luxury condominiums: 10 two-bedroom units and two four-bedroom penthouses, each with terraces. The 30,101-square-foot building has a 15-year, 421-a tax abatement and a nine-car garage.

Seller: Twenty Five Ninety Oc

Brokers: Aaron Kline and Greg Corbin, Besen & Associates