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\$1.75

Massey Knakal sells 65th St. property

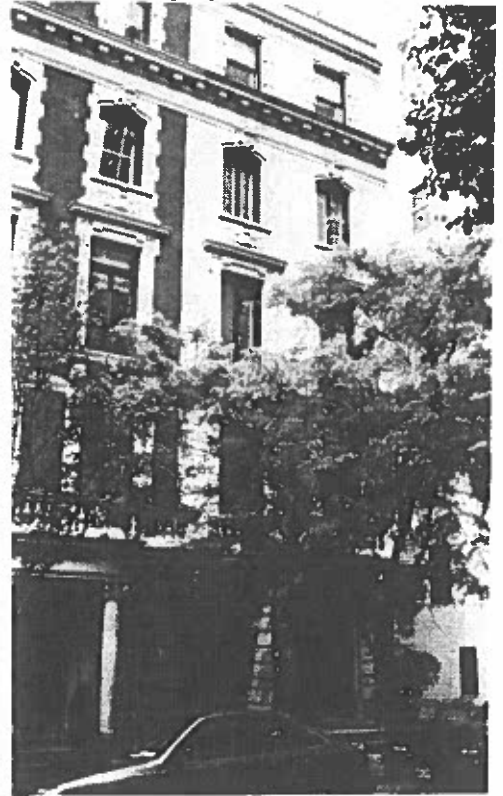
In an all-cash transaction valued at approximately \$2.1 million the property at 114 East 65th Street has been sold, according to Robert A. Knakal, president, Massey Knakal Realty Services.

The property, a five-story residential townhouse containing two separate units, is located on the south side of East 6th Street between Park and Lexington. The building is 20 feet wide and contains a total of 7,000 square feet. Floors one and two were a duplex apartment with a finished basement and access to the garden, while floors three, four and five comprise a triplex unit that was previously renovated. The seller of the property, Smith College, was willed the property two years ago by Irwin Glass.

"There was a tenant occupying the upper triplex when we first started marketing the building," said James E. Ventura, vice president of Massey Knakal, "but fortunately, the tenant moved out and we were able to deliver the building completely vacant. This sale further substantiates the strength of the residential townhouse market on the Upper East Side of Manhattan today," Ventura added. The purchaser plans on renovating the property back to its original single-family home condition.

Massey Knakal Realty Services represent-

ed Smith College in this sale, while the purchaser was represented by the Halstead Property Company.



114 East 65th Street