

Massey Knakal sells Gramercy townhouse

In a transaction valued at approximately \$1.8 million, the landmarked townhouse at 4 Gramercy Park West has been sold, according to Robert A. Knakal, president of Massey Knakal Realty Services.

tenants in a portion of the property.

The seller in this transaction was represented by Massey Knakal Realty Services, while the purchaser was represented by Wells and Gay, Stribling.

The property, a 26-foot-wide five-story building, contains approximately 8,500 square feet of space. This gracious landmarked townhome was erected in 1846 and overlooks Gramercy Park. The ground and second floors contained a one-bedroom apartment with fireplace and a two-bedroom duplex with two fireplaces and a terrace garden. The third and fourth floors are two-bedroom, floor-through apartments with two fireplaces each, while the fifth floor contains two one-bedroom apartments, each with fireplaces. The duplex unit was delivered vacant and will be occupied by the purchaser of the property.

"Designed by one of the foremost architects of the 19th Century, A.J. Davis, 4 Gramercy Park West remains as one of only two former Mayors' homes, landmarked with two lampposts, in New York City," said Richard Tola, the Massey Knakal agent responsible for marketing the property, which was once home to Mayor James Harper. The strength of the market in the Gramercy Park area is substantiated by this sale, with an excellent price being achieved given the rent-controlled and stabilized



4 Gramercy Park West