

## West 46th St. property sold

In a transaction valued at over \$500,000 the property at 367 West 46th Street has been sold, according to Robert A. Knakal, president, Massey Knakal Realty Services.

The property, a 16-foot wide single family home, sits on the north side of West 46th Street between Eighth and Ninth Avenues. The building is a four-story property containing 3,200 square feet and is currently laid out as a single-family townhouse. The property is, however, in a zoning designation that has a commercial overlay and would allow two floors of commercial use.

The purchaser of the property plans to convert the commercial portion of the building into a restaurant space, creating apartments above. The building was delivered vacant and in need of renovation and the activity on the property was very brisk.

"Restaurant row is one of the most highly sought-after blocks in the Clinton area," said Nathaniel Rockett, the Massey Knakal agent who coordinated the marketing efforts for the seller. "The estate that was selling the property needed to obtain a top-of-the-market price and was very pleased with the results that were achieved in a very short period of time."

Massey Knakal represented the seller in this transaction, while the purchaser was represented by Karkus and Company.



367 West 46th Street