

Recent Sale

ANDREA MORALES/THE NEW YORK TIMES

\$12.9 million

414 West 44th Street (between 9th and 10th Avenues)
Manhattan

A real estate investment group has bought this 33,250-square-foot six-story 1927 building with 52 apartments — 21 studios, 16 one-bedrooms, 13 two-bedrooms, and 2 three-bedrooms. There were no brokers.

BUYER: Westside 414 L.L.C., an affiliate of Bronstein Properties

SELLER: Encore Tower Group

Recent Lease**\$50**/square foot

\$1.1 million approximate annual rent

122 Fifth Avenue (between 17th and 18th Streets)
Manhattan

A children's apparel company has signed a 10-year lease for 22,000 square feet on the third floor of this 10-story 1900 building in the Flatiron district. The company plans to move in by the end of the year.

TENANT: Carter's

LANDLORD: The Bromley Companies

TENANT BROKERS: Brian Given, Steven Jaray and Sheena Gohil, Colliers International

LANDLORD BROKERS: Nicholas Haines and Peter Tong, the Bromley Companies

For Sale**\$4.25** million

44 Three Mile Harbor Road (between Jackson Street and County Road 41)
East Hampton, N.Y.

This 4,965-square-foot one-story 1998 building has a separate restaurant and club space with liquor and cabaret licenses. The building has an annual rent roll of \$230,000 for the eight and a half years left for the prime leaseholder. SL East is leasing the club space for the summer. The restaurant space, formerly occupied by Philippe Chow, is now vacant.

OWNER: Cilvin Realty

BROKERS: Jay Norris and Steven J. Siegel, Marcus & Millichap Real Estate Investment Services

ROSALIE R. RADOMSKY

e-mail: realprop@nytimes.com