

The Edit

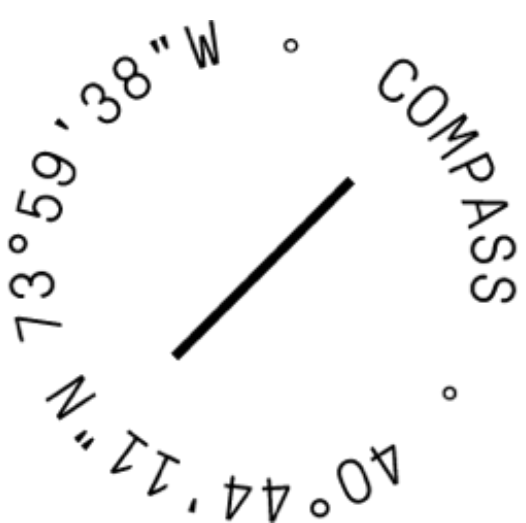
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Photo: Jonathan Grassi

Welcome to The Edit, where you will find the best that Manhattan and Brooklyn real estate has to offer. Discover dream homes and starter homes, take an in-depth look at notable buildings of value, and look back at some of the smartest real estate deals in history. My mission is to empower you with knowledge to build wealth through real estate.

—YESIM AK, Lic Associate Real Estate Broker



Tribeca

TriBeCa, short for Triangle Below Canal Street, is bordered North to South from Canal to Vesey and East to West from St. James Place to West Street.



Dream
Home

Listing: Raphael DeNiro & Noble Black, Douglas Elliman

Views, views, views—this is living at the top—experiencing sunrise and sunsets from the 63rd floor with 360 views over Manhattan.

If a five-bedroom is properly priced and staged, the average time to sell is 151 days.

111 Murray Street, PH2
5 Beds | 7 Baths | 7,488 SF | Condo
\$28.1M

\$160k/month with \$8.5M down
\$31k/month after an all-cash purchase



T	Average Five-Bedroom Condo Sales Performance			
	Elevator & Doorman			
	5-Year	- 44%	10-Year	- 19%

Tribeca, once the center of textile and dry goods storehouses, is home to many celebrities and industry titans because of its warehouse loft conversions into luxury homes.

Local Spot:
Locanda Verde for
rustic Italian
377 Greenwich St.



Starter Home

Listing: Stephen Ferrara, Clayton Orrigo, COMPASS

This corner loft with triple exposure and sixteen windows is a rare sun-drenched find in Tribeca.

If a loft is properly priced and staged, the average time to sell is 94 days.

463 Greenwich Street, 5
Loft | Coop
\$6.55M

\$38,500/month with \$1.3M down
\$4k/month after an all-cash purchase



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Average Loft Coop Sales Performance Elevator & No Doorman

5-Year	+ 1.78%	10-Year	+ 69%
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Best-kept Secret



70 Vestry | Condo in Tribeca

Built in 2018 by Robert A.M. Stern Architects in Beaumanière limestone, this 14-story luxury waterfront condo has only 46 homes with large floor plans from 1,700 to over 7,000 square feet. The duplex penthouses have 360-degree views of the city. Residents enjoy a porte-cochère and spa-like amenity package.

- **Full-service**
- **Skylighted 82-ft lap pool**
- **Discreet building entrance**



Selection of Recent Sales History

Date	Apt	Price	Size
04/2025	5C	\$8,600,000	2 Bed
02/2025	4A	\$9,575,000	4 Bed
03/2024	4D	\$13,250,000	3 Bed

Looking Back



Staple Street Skybridge **9 Jay Street & 67 Hudson Street, 3AB**

This unique space, spanning 8,170 square feet, connects two buildings with a cast-iron skybridge over Staple Street in Tribeca. The bridge originally connected New York Hospital to its stable of horse-drawn ambulances and its laundry facilities. The former owner purchased apartments 3A & 3B at 67 Hudson Street (2,300 SF) and 9 Jay Street in 1985. The combination includes a 3-car garage, a roof deck, and air rights.

This sold for a combined total of \$24M in an off-market transaction in August 2022.



COMPASS



Photo: Colin Clark

A 25 year resident and broker for over 15 years, I have been delivering exceptional service in the Manhattan and Brooklyn real estate markets. I have represented buyers and sellers in transactions ranging from \$500,000 to over \$15M. If you're considering a move and thinking to sell your current home, let's talk.

If buying a second home or investment property upstate, out East, or in California I can put you in touch with excellent agents to help with your purchase.

For more information or to schedule an appointment please call (917) 519-5185.

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