

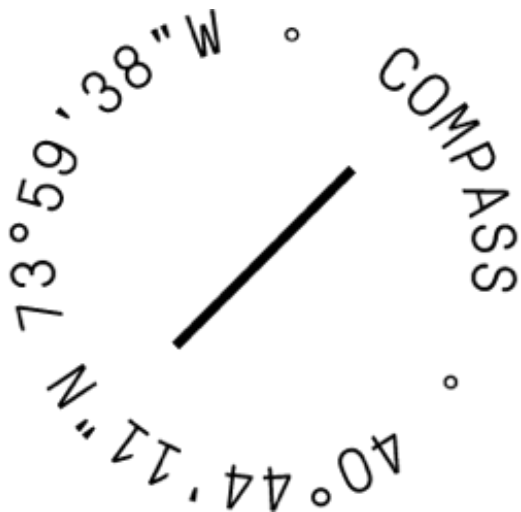
The
Edit
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Photo: Jonathan Grassi

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



Noho

The Noho Historic District, derived from “North of Houston Street,” extends north from Houston to East 9th, and East from Broadway and Mercer to Bowery and the west side of Cooper Square.



Dream Home

Listing: Tony Sargent, Compass

Originally a printing house and converted to condos in 2015, this residence offers generous proportions and modern comforts seldom found in newer buildings.

If a three-bedroom is properly priced and staged, the average time to sell is 66 days.

36 Bleecker St, 3D
3 Beds | 4 Baths | 2,900 SF | Condo
\$10M

\$62k/month with \$2M down
\$13k/month after an all-cash purchase



NH

Average Three-Bedroom Condo Sales Performance Elevator & Doorman

5-Year	+ 27%	10-Year	+ 22%
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Artists began inhabiting the vacant factory lofts in the 1950s, and by the 1980s outnumbered the commercial tenants. Many celebrated artists called the area home, including Cy Twombly, Robert Mapplethorpe, and Jean-Michel Basquiat.

Local Spot:
Fish Cheeks for Thai
55 Bond St.



Listing: Susan Penzner, Susan Penzner Real Estate & Nick Gavin Properties, Compass

With three exposures, 12 oversized windows, and a key-locked elevator opening directly into the home, this is one of those rare, authentic lofts that are hard to come by.

If a loft is properly priced and staged, the average time to sell is 45 days.

28 E 4th Street, 7E
1,900 SF Loft | Coop
\$3.1M

\$18k/month with \$620k down
\$2,450/month after an all-cash purchase



NH

Average Loft Coop Sales Performance
Elevator & Doorman

5-Year	+ 32%	10-Year	+ 25%
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Best-kept Secret

10 Bond Street | Condo in Noho

Completed in 2014 and designed by Annabelle Selldorf, 10 Bond Street is a thoughtful addition to one of Manhattan's most architecturally rich neighborhoods. Its terra cotta façade and carefully proportioned windows draw inspiration from NoHo's historic loft buildings, giving the building a warmth and character that feel entirely at home on Bond Street. With just eleven residences, it has quietly become one of downtown's most discreet addresses.

- **Full-service building**
- **Bright South/East corner homes**
- **Spacious layouts: 1,900 to 3,300 SF**



Selection of Recent Sales History

Date	Apt	Price	Size
08/2025	6W	\$5,275,000	2 Bed
08/2024	5E	\$7,400,000	3 Bed

Looking Back



Merchant's House Museum

29 E 4th Street

Built in 1832, the Merchant's House offers one of the rarest experiences in New York: stepping inside a perfectly preserved nineteenth-century home. Occupied by the Tredwell family for nearly a century, the house retains its original furnishings, artwork, and architectural details, offering a glimpse into a world that has largely disappeared from Manhattan. Nearly two centuries later, the house remains an extraordinary reminder of the city's layered past.



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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