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Greenwich Village Townhouse Sells On Unsolicited \$31 Million Offer

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Less than two years after purchasing a double-wide Manhattan townhouse for \$19.2 million, the owners have sold the building for \$31 million, according to people with knowledge of the deal.



The sellers were Enrique Alonso and his wife Katherine Pozycki-Alonso, who had bought the roughly 12,000-square-foot Greenwich Village building for \$19.2 million in September 2014 as an investment. The building was originally two townhouses that were combined to create a multi-family building with 11 apartments. Two rent-stabilized tenants were living in the building when the Alonsos purchased it, but the structure is now vacant.

The Alonsos planned to separate the two townhouses and redevelop them. Before construction began the couple received a number of unsolicited offers from buyers looking to use the building as a single-family home, and they decided to accept one of them. The deal closed last week.

Mr. Alonso is a senior vice president at developer SJP Properties, and his wife is the daughter of SJP CEO Steven J. Pozycki as well as a vice president at the company. This was a personal project and not affiliated with SJP.

Matthew Pravda of Leslie J. Garfield & Co., who was a co-listing agent of the building when the Alonsos bought it in 2014, said the structure was in need of an extensive renovation. He said the price jump likely is the result of the fact that the rent-stabilized tenants have since vacated, freeing buyers to renovate as they wish. He added that houses this large are very rare in the area.

New York City has recently seen a number of multifamily rental buildings turned into single-family mansions.