

# BROWN HARRIS STEVENS

Established 1873

## THE WALL STREET JOURNAL.

### A WEST VILLAGE BUILDING IN MANHATTAN TO LIST FOR \$47.5 MILLION

By Candace Taylor | September 18, 2014

A building in Manhattan's West Village is coming on the market for \$47.5 million. The listing comes on the heels of two recent sales of megamansions nearby.

The Charles Street building is roughly 52 feet wide and was originally constructed around 1911 as a factory. Currently configured as two rental apartments and two floors of office space, the roughly 13,330-square-foot building is being marketed primarily as a single-family home, according to listing agents David Kornmeier of Brown Harris Stevens and Raphael De Niro of Douglas Elliman.

The owner is investor Ciaran O'Kelly, former head of Nomura Holdings equities business in the Americas. He purchased the four-story building through an LLC in 2008 for \$17 million, according to public records.

Mr. O'Kelly gut-renovated the building and filled the office portions with new-media tenants, although he also commissioned an architect to draw up plans for the building as a single-family home. Mr. O'Kelly recently relocated to California for business, so he is putting the building on the market, the agents said. It will be delivered vacant.

Messrs. Kornmeier and De Niro said there is a shortage of large single-family homes in the Village, which is prompting more buyers to convert commercial buildings to residential use. For example, they said, the headquarters of a nonprofit organization at 27 Christopher Street recently sold for \$45 million to a buyer who wants to convert it to a single-family home, while 802 Greenwich Street, a former film studio-turned-mansion, sold in August for \$42.5 million.



#### David Kornmeier

NYRS, Licensed Associate Real Estate Broker

[dkornmeier@bhsusa.com](mailto:dkornmeier@bhsusa.com)

212-588-5642

EXCLUSIVE AFFILIATE OF  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**BROWN HARRIS STEVENS.COM**

NEW YORK CITY • THE HAMPTONS • PALM BEACH

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.

