

Greenwich Village

Big prices and elegance — not small rooms — have made Greenwich Village's Bing & Bing buildings the most desirable pre-war Downtown condos. They are referred by the name of the construction company that developed them in the late 1920s and early 1930s using designs created by the renowned city architects, McKim Mead & White. "They are extremely well run, very elegant buildings," says David Knight, president of DJ Knight & Co. "People who know about the buildings have their favorite, and insist theirs is the best," says Marcy Bloomstein, a broker with DJ Knight who has handled many of the resales. The buildings include 59 West 12th Street; 299 West 12th; and 302 West 12th Street, "which has views and a gorgeous roof deck." Knight says on a price per square foot basis, these are the most expensive Downtown condos, selling most recently for between \$800 and \$1,000 per foot. "People have combined two bedrooms and one bedrooms in at least a few cases. They don't become available and when they do, prices are in the stratosphere," he adds. Studios turn over for between \$300,000 and \$400,000; one bedrooms sell for between \$575,000 and \$750,000 and run from about 750 to 900 square feet; while two bedrooms garner \$1.1 million to \$1.5 million. Bloomstein explains, "You are buying fine art.

They are a market unto themselves." That's because they are uptown buildings, constructed downtown, and she notes, "Everybody lives there: families and single people." There are taxi cab lights on the awnings, 24-hour doorman, live-in super, handipersons, private storage bins, a room for bicycles, manned service elevators, entry foyers, sunken living rooms, and odd touches such as a hat pin tray — for ladies who unpin their hat upon entering and need to put it somewhere — and a built in umbrella stand in the hall closet. Most have woodburning fireplaces. "You can't duplicate the character and construction of the Bing & Bing buildings," adds Knight.