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PRIVATE PROPERTIES

Half of a Manhattan Townhouse Finds a Buyer at \$45 Million

A four-floor unit in the under-construction Manhattan condominium 33 East 74th Street is in contract for \$45 million, according to developer Daniel E. Straus.

Measuring about 10,000 square feet, the unit comprises the first four floors of a century-old townhouse known as the Atterbury Mansion. The mansion is part of an assemblage of nine adjacent buildings that make up the 10-unit condominium: The buildings' facades were restored, but the insides were gutted and are being combined.

Construction is slated to be

completed in the first quarter of 2016, said Mr. Straus, who purchased the buildings five years ago from the Whitney Museum of American Art for about \$92 million.

According to Katherine Gauthier of Douglas Elliman Real Estate, who represented the seller with colleague Lauren Muss, the buyers are planning to build out the interiors themselves. The other Atterbury unit, which is on the top three floors, went into contract for \$32 million last winter.

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