

November 7, 2018

Bar owner is selling massive \$11M Bushwick party palace

By [Jennifer Gould Keil](#)



428 Troutman St.
Chris Waggoner

Charlie Kaim, the owner of Williamsburg's Maracuja Bar, is listing an 8,000-square-foot Bushwick building at 428 Troutman St. for \$10.9 million. He bought it for \$900,000 in 2011. The property includes a 1,400-square-foot apartment as well as commercial space with bars and a 30-foot stage.

It's appropriate for someone who'd like to operate a music venue and live near it, too (or rent it to a music lover).

The brokers are DJ Johnston, William Cheng, Bryan Kirk, Michael Murphy and Steven Sperandio of B6 Real Estate Advisors.



Melissa Errico
(Credit too long, see caption)

Singer/actress Melissa Errico's listening party for her new album, "Sondheim Sublime," was held at the sales office for Tribeca's 108 Leonard, where a four-bedroom is on the market for \$11.5 million.

The landmarked building was designed by McKim, Mead & White and takes up a full block.

The party was co-hosted by Cristina Cuomo of Purist magazine.

Guests included Errico's husband, tennis star Patrick McEnroe, Tony Award-winners Karen Ziemba and Alice Ripley, Peter Yarrow (of Peter, Paul & Mary) and Met Opera tenor Richard Troxell.

Tristan Harper, of Douglas Elliman, and Caroline Guthrie, of Brown Harris Stevens, explained how they sold a duplex at 730 Park Ave. owned by five successor states of the former Yugoslavia for \$12.1 million.

The apartment had been vacant since 1992. Part of the deal meant the brokers, who took second place at last week's REBNY Deal of the Year Sales Awards, had to oversee work by asbestos and lead removal contractors and make sure that the buyer, not seller, paid their commissions.

“The apartment window frames were rotting, there were gaps in the brickwork, the plumbing had been previously capped by the building following multiple leaks over time, there was no air conditioning whatsoever, and the list went on, and this was just the tip of the iceberg!” the brokers said in a statement.

Each government also insisted their signatories be present in the same room to sign the contract and closing documents in multiple originals — simultaneously.

For the closing, documents in suitcases were wheeled in for the 17 people around a table — 30 days after the contract was signed and 26 years after the apartment was vacated.

<https://nyp.st/2PksTtm>