

**February 10, 2016**

<http://newyork.citybizlist.com/article/333532/sales-kick-off-at-742-st-nicholas-avenue>

## **Sales Kick Off at 742 St. Nicholas Avenue**

*Solar Management and Warburg Realty Launch Reimagined Sugar Hill Condominium*



**Solar Management** and **Warburg Realty** announced today that they have officially launched sales at **742 St. Nicholas Avenue**, a 29-unit rental-to-condominium conversion located in Hamilton Heights' sought after historic district of Sugar Hill. Charlie Lewis of Warburg, who also serves as Co-Chair of REBNY's Residential Upper Manhattan Committee, is exclusively leading sales efforts for the building.

“As our very first total building redevelopment project, 742 St. Nicholas is a groundbreaking endeavor for our company,” said **Saruhan Capin**, President of Solar Management. “We are delighted to be partnered with Warburg and with someone as successful and knowledgeable about the local marketplace as Charlie Lewis to sell and promote the new residences.”

The six-story landmarked building was originally developed in 1899-1900, and is now offering a mix of handsomely restored studios, two-bedrooms, two-bedrooms with a home office and three-bedrooms with a home office, ranging from 467- to 1,066-square-feet. Updated interiors will include 10 ft. ceilings, open-style kitchens with high-end stainless steel appliances, granite countertops and abundant cabinet space. The units will also have hardwood floors throughout, living areas with working fireplaces, deep soaking tubs in the bathroom, track light, and excellent natural light.

“Prospective buyers are going to love the finished product at the new 742 St. Nicholas Avenue,” said **Charlie Lewis**. “Solar Management is carefully curating homes that combine style with value, and I am excited to be introducing the renovated units to the market.”

**742 St. Nicholas Avenue**, lying at the heart of Sugar Hill in Hamilton Heights, presents a great opportunity to live in a revitalizing neighborhood with a rich history. The building is centrally located near a variety of shopping destinations, great restaurants and food markets, as well as as beautiful community parks. It is conveniently accessible by all public transportation including the 1, A, C, B and D trains at the 145th Street stations. Noteworthy local spots include Maison Harlem, the Edge, Harlem Public and the Grange.

Building amenities include a virtual doorman, elevator, as well as laundry, resident storage and a bike room in the basement. Prices begin at \$780,000. For additional information on 742 St. Nicholas Avenue, please visit: [www.742stnicholasave.com](http://www.742stnicholasave.com).

### **About Solar Realty Management**

Founded in 1998, Solar Realty Management has serviced over 150 multifamily buildings in the New York metropolitan area. Under the leadership of President Saruhan Capin, Solar Management handles a wide range of property services and has established itself as an industry leader in property management. Since its founding, Solar has been heavily involved in Upper Manhattan's real estate offerings and community. For more information, please visit [www.solarrealtymanagement.com](http://www.solarrealtymanagement.com).

### **About Warburg Realty**

Warburg Realty® is one of Manhattan's leading luxury residential real estate firms, founded in 1896 by Albert B. Ashforth. The company has a longstanding tradition of extraordinary service that has kept it at the forefront of New York real estate for over 100 years. The firm's 115 brokers are strategically located throughout Manhattan to guarantee every Warburg client the quickest access to New York's finest properties and purchasers. Warburg's offices include its 7,000-square-foot flagship at 654 Madison Avenue, 100 Hudson Street in Tribeca, 451 Columbus Avenue on the Upper West Side, and its newly launched Flatiron office at 18 West 21st Street. For more information, please visit [www.warburgrealty.com](http://www.warburgrealty.com).

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