



Big Ticket | Mansion in the Making for \$45 Million

By [Robin Finn](#)

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Photo

27 Christopher Street Credit Michael Appleton for The New York Times

In this week's section: Some New York City buildings are becoming [more accommodating to the elderly](#). Also, more new condos are going up in Brooklyn, now in [Bushwick](#).

An imposing brick-and-limestone building that has stood guard at a historic corner of Greenwich Village for more than a century and performed a series of humble if necessary services — Catholic school, nursing school, training center for one of the city's oldest charities, New York Foundling — sold for \$45 million and was the most expensive sale of the week, according to city records.

Owned since 2002 by [New York Foundling](#), the building was [listed for sale in April for \\$47.5 million](#) by the veteran broker Dolly Lenz. The marketing plan suggested the property, zoned R-6, would most easily be repurposed as a single-family home, though a boutique hotel or condos were possible.

But in a New York City real estate market with an [insatiable appetite for the enormous mansions of yesteryear](#), 27 Christopher Street, despite its utilitarian interior, sparked a bidding war. In its next phase, the four-story behemoth built in 1911 on a 60-by-70-foot lot at the corner of Waverly Place will be converted to a luxurious single-family residence, as Ms. Lenz had predicted.

“Disadvantaged children and families in New York will benefit on a grand scale from the Foundling's difficult decision to sell this property,” said Bethany Lampland, the charity's chief operating officer.

The landmark neo-Classical facade will stay, but the 19,000 square feet of interior space will be reinvented to suit the new owner, who bought it through a limited liability company, Villagefh. The building also has a small terrace at the back of the second story and 3,000 square feet of roof space with views in every direction.

Big Ticket includes closed sales from the previous week, ending Wednesday.