



November 2, 2015

## Midtown's Post Office-Topping Condos Debut From \$895,000



**Name/Address:** The Sorting House, 318 West 52nd Street

**Developer:** Cadence Property Group

**Architect:** Architecture Outfit

**Size:** 30 "loft residences"

**Prices:** From \$895,000

**Sales and Marketing:** Halstead Property Development Marketing

In New York City, pretty much anything can be **converted** into a luxury condo: [parking garages](#), [gas stations](#), empty lots, even [churches](#) have all found **second lives** as pricey

homes. Add post offices to that list: The **Radio City Station Post Office** on West 52nd Street will get a new addition with **The Sorting House**, a **three-story** topper (the developer, Cadence Property Group, will add two floors and renovate a third pre-existing one) with 30 "loft residences." (Translation: big, open apartments.)

Despite **opposition** from Midtown West residences, who worried that the addition will **compromise** the **Special District Clinton zoning laws**, a number of units are now on the market (which should provide the USPS with some **much-needed funds**).

Apartments come in a few configurations—"open lofts" (re: studios); one-, two-, and three bedrooms; duplexes; and penthouses—and have all the de rigueur luxury condo offerings (oak floors, marble kitchens, **high ceilings**), along with building amenities like a common **roof space** and a gym. The smallest unit available, a 600-square-foot studio, is **\$895,000**; the largest is a three-bedroom asking **\$2.625 million**.







# THE SORTING HOUSE

## LOFT 4H

Interior: 1,400 sq ft / 13090 sq m  
 Exterior: 272 sq ft / 25462 sq m

3 Bedrooms  
 2 Bathrooms  
 1 Powder room  
 Roof Deck

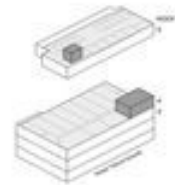
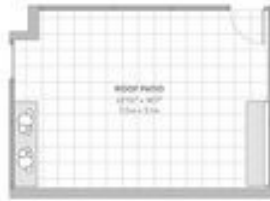
### Builder's Features

- Master suite with walk-in closet and his-and-hers bathroom
- Private and secure with outdoor exposure
- Walk-in pantry

### Finishes and Design

- Colorful light up to 40' ceiling space
- 2" White Oak flooring
- Overhead recessed lighting with high performance, energy efficient low E glass
- SmartHome control
- Stainless steel kitchen counter top and backsplash
- High-end appliance package including state-of-the-art refrigerator
- Custom White Oak master bath suite with finished brass towel bar/linen closet and tiled walls
- 3.0 washer and dryer

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# THE SORTING HOUSE

## DUPLEX 4F

Interior: 1,294 sq ft / 11929 sq m  
 Exterior: 292 sq ft / 27099 sq m

2 Bedrooms  
 2 Bathrooms  
 1 Powder room  
 1 Terrace

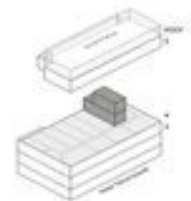
### Builder's Features

- Master suite with walk-in closet and his-and-hers bathroom
- Second bathroom with master bathroom
- Expansive private terrace adjacent to guest suite
- Walk-in pantry with custom storage shelving system
- Under-stair storage and his-and-hers closet with integrated smartHome device

### Finishes and Design

- Colorful light up to 40' ceiling space
- 2" White Oak flooring
- Overhead recessed lighting with high performance, energy efficient low E glass
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# THE SORTING HOUSE

## LOFT 3D

Interior: 496 sq ft / 46,24 sq m  
 Exterior: 226 sq ft / 21,09 sq m

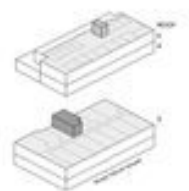
1 Bedroom  
 1 Bathroom  
 Dog/Patio

### Residence Features

- Flexible master suite with walk-in closet and two-drawer dresser
- Private roof patio with excellent exposure
- Sliding wall doors along ceiling track into parklet or out to deck, living space, with storage and passage door

### Finishes and Design

- Ceiling heights up to 10' in living space
- 3" White Oak flooring
- Overhead recessed lighting with high performance, energy efficient LED glass
- Balcony made of white brick, concrete steps and deck boards
- Major appliance package including state-of-the-art induction cooking
- Custom White Oak master bath vanity with finished concrete island, freestanding vanity and tiled walls
- 32 windows and doors



# THE SORTING HOUSE

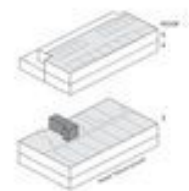
## OPEN LOFT 3C

Interior: 603 sq ft / 56,29 sq m

Open Loft  
 1 Bathroom

### Finishes and Design

- Ceiling heights up to 10' in living space
- 3" White Oak flooring
- Overhead recessed lighting with high performance, energy efficient LED glass
- Balcony made of white brick, concrete steps and deck boards
- Major appliance package including state-of-the-art induction cooking
- Custom White Oak master bath vanity with finished concrete island, freestanding vanity and tiled walls
- 32 windows and doors



[http://ny.curbed.com/archives/2015/11/02/midtowns\\_post\\_officetopping\\_condos\\_debut\\_from\\_895000.php](http://ny.curbed.com/archives/2015/11/02/midtowns_post_officetopping_condos_debut_from_895000.php)