

August 30, 2024

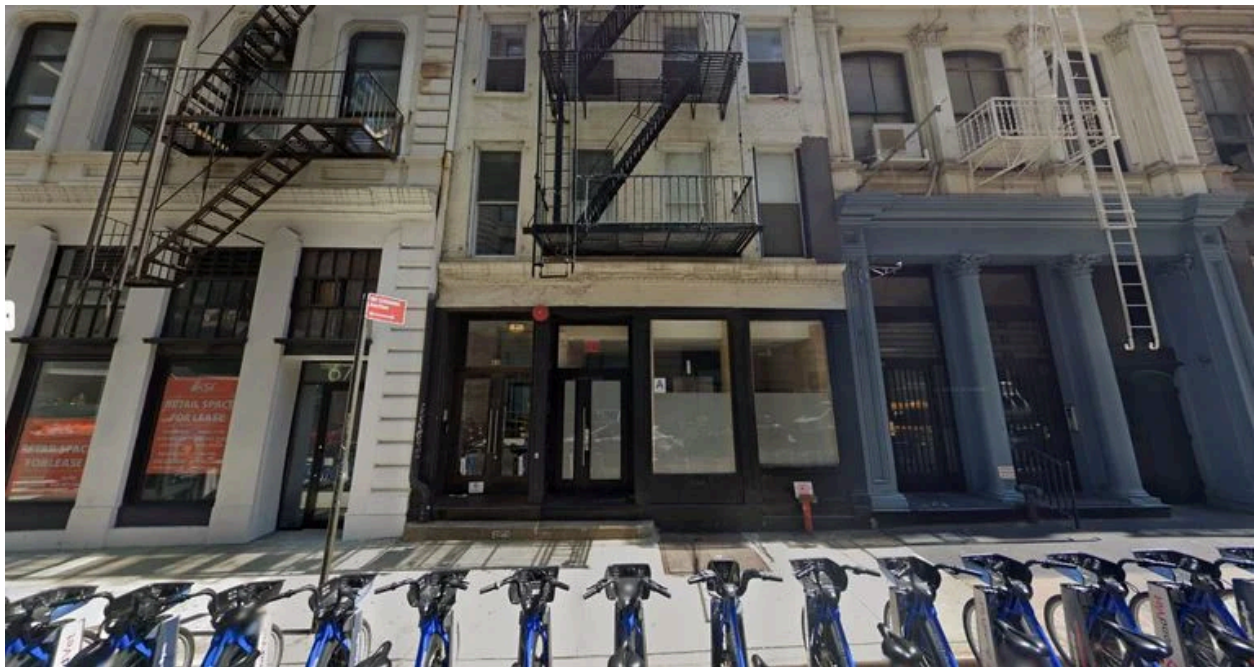
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# CRAIN'S NEW YORK BUSINESS

## Buyer snags Tribeca home of Michelin-starred omakase restaurant

By: Julianne Cuba

Impressions: 211,814



*Google Street View  
251 Church St.*

A Tribeca property home to two popular restaurants — one of them a Michelin-starred sushi joint — sold to new owners earlier this month, records show.

Alchemy Ventures, a real estate firm based in the Financial District, scooped up 251 Church St. through an entity named after the address for \$12.6 million, according to a [deed](#) that appeared in the city register Friday.

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The 5-story, L-shaped building, which has an alternate address of 69 Leonard St., contains seven rental apartments and two eateries on the ground floor: the Australian cafe Two Hands and the famed omakase-style restaurant Shion 69 Leonard Street, led by Tokyo-trained executive chef Shion Uino.

Founded in 2014, Alchemy Ventures, an affiliate of Alchemy Properties, has a growing portfolio focused mainly in Brooklyn, Manhattan and more recently Kansas City, Missouri. Alchemy Properties famously [converted](#) the [Woolworth Building](#) at 233 Broadway from [offices into luxury condominiums](#) in 2017.

Samuel Kooris, a co-founder and principal at Alchemy Ventures, told Crain's Friday that he expects his firm to invest in minor upgrades to the 14,425-square-foot property near Sixth Avenue but otherwise intends to manage it as is.

Alchemy Ventures partnered with S&A Capital Group, an affiliate of Hong Kong-based S&A International Holding Limited, to acquire the mixed-use building. The joint venture secured a \$7.6 million loan from Citizens Bank to finance the deal, records show.

The Tribeca building was sold by another limited liability company named after the address, whose signatory was Zach Gindi. He is unrelated to the well-known business family with the same surname known for founding the [Century 21 department stores](#) and its real estate firms Gindi Equities and ASG Equities, according to Jennifer Beemish, operations manager at Gindi Equities.

Brokers Maurice Suede, Eric Roth and Brett Seigel of Newmark represented both sides in the transaction.

<https://www.crainsnewyork.com/real-estate/alchemy-ventures-buys-tribeca-home-shion-69-leonard-street>