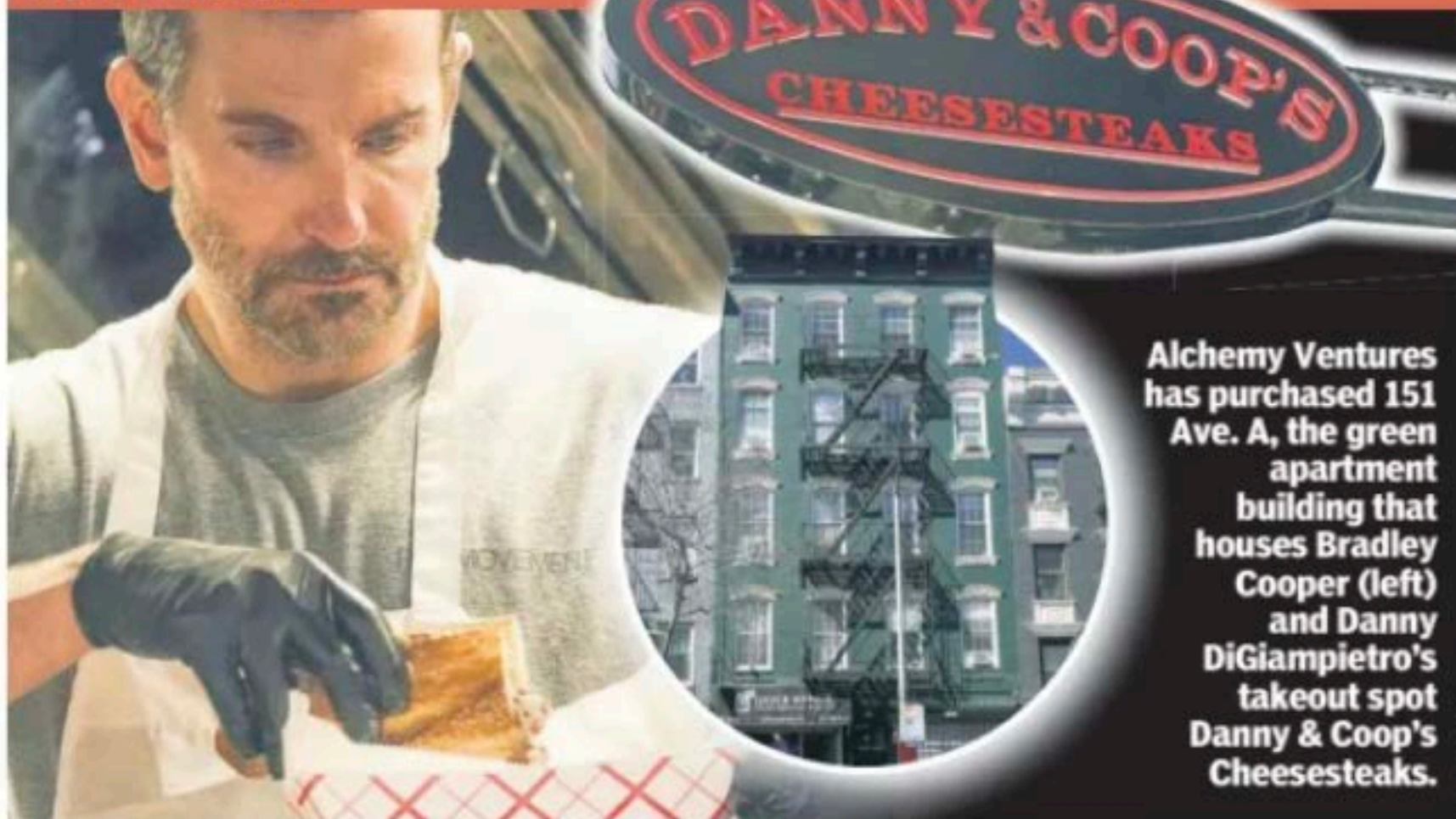


# A 'steak' in Ave. A

Cooper's  
eatery.  
bldg. sold

New landlord



Alchemy Ventures has purchased 151 Ave. A, the green apartment building that houses Bradley Cooper (left) and Danny DiGiampietro's takeout spot Danny & Coop's Cheesesteaks.

**STEVE CUOZZO**



**REALTY CHECK**

**H**OLLYWOOD star Bradley Cooper's wildly popular cheesesteak takeout spot on the Lower East Side has a new landlord, The Post has learned.

Alchemy Ventures, a real estate company that owns more than \$400 million in mostly small properties in New York and Kansas City, gobbled up the five-story apartment building at 151 Ave. A for \$10.75 million, reps for the company revealed.

The green-painted building houses Danny & Coop's, which the A-lister opened in December — and where he's been spotted working the grill to sling cheesesteaks to adoring fans.

The change of landlords won't likely imperil the Philadelphia-style phenomenon because Cooper and co-owner Danny DiGiampietro, who runs a celebrated pizza

and sandwich spot called Angelo's in the City of Brotherly Love, have a five-year lease with a five-year extension option.

A source said Alchemy's principals were "thrilled" to have the "Silver Linings Playbook" star as a tenant.

Neither Cooper nor DiGiampietro could be reached for comment.

## Stark-looking space

Danny & Coop's is the latest addition to the thriving, sometimes funky Avenue A eating scene.

It's drawn lines on the sidewalk for its \$17.45 cheesesteak sandwich (the only thing it sells except for soda and water) since it posted on Instagram late last year.

Customers have waited up to 30

minutes to enter the stark-looking space, which has no chairs, and an additional 15 minutes to place their order and receive their grub.

Unpredictable hours have added to the joint's mystique, though its website now says it will next open on Friday at noon. The cheesesteaks have received an average Yelp rating of 4.3 out of 5 stars.

Alchemy Ventures principal Sam Kooris called the building "a perfect example of the type of high-quality, well-located asset that aligns with our strategic vision."

The building's upper floors have eight three-bedroom, two-bath-

room apartments.

The company started its Big Apple buying spree in brownstone Brooklyn and has since expanded to Manhattan, where it owns residential and mixed-use buildings on West 80th Street and Church Street in Tribeca.

Alchemy Ventures is an independently managed affiliate of developer Alchemy Properties, which with partner ABR Investments is developing a new mixed-use tower at 125 W. 57th St.

The Avenue A sale was brokered by Marcus & Millichap's Joe Koicim and Matt Berger.

[scuozzo@nypost.com](mailto:scuozzo@nypost.com)

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Robert Miller