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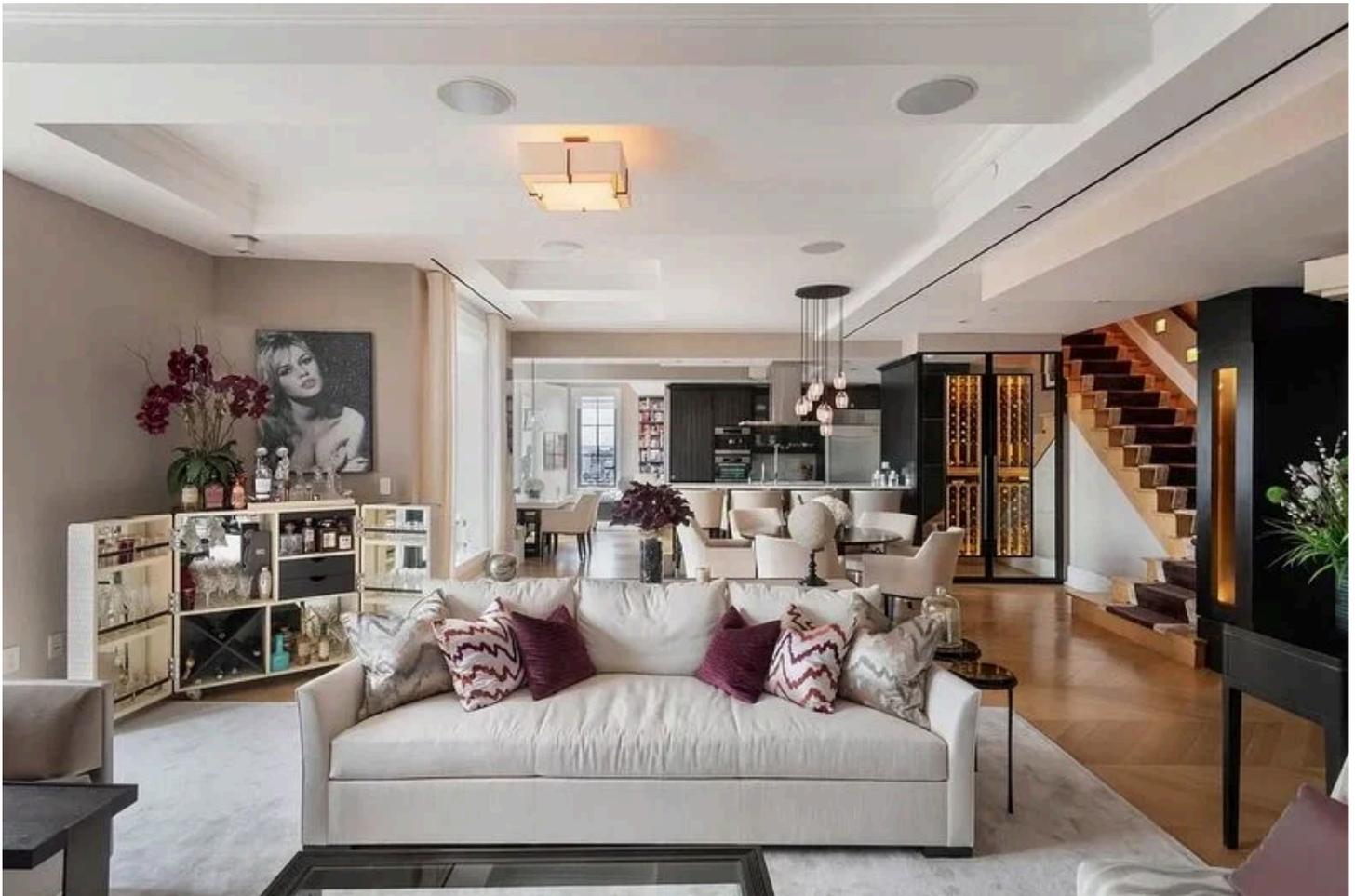
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Tampa Bay Rays co-owner lands a buyer for his Chelsea condo

C.J. HUGHES



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Tampa Bay Rays co-owner Randy Frankel, who also actively invests in wineries, restaurants and waterfront mansions, has landed a taker for his penthouse apartment at Walker Tower, a three-bedroom condo unit at 212 W. 18th St., No. PH8.

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On Friday a buyer signed a contract to buy the 3,100-square-foot duplex whose most recent asking price was about \$16 million, according to the brokerage Olshan Realty, which tracks luxury sales in Manhattan on a weekly basis by looking at contract signings.

The exact sale price won't be known until the deal closes and its deed becomes public record. But at a time of [some sluggishness in the sales market](#), Frankel appears to have done well, selling the apartment after only about nine months of marketing and without any reductions in price, firm president Donna Olshan said.

Frankel may have also scored a profit. He paid \$12.2 million in 2013 when he bought the unit from Walker Tower's developer, Michael Stern's JDS Development Group. In that deal, Frankel used the shell company Three Good Kids LLC; Frankel and his wife, Barbara, have three daughters.

The identity of the buyer of the penthouse is not known. And an email sent for comment to Bespoke Real Estate, the brokerage that handled the listing, was not returned by press time.

It's not clear how much time Frankel or his family spent in the apartment, which is in a converted Verizon building between Seventh and Eighth avenues that's popular with celebrities.

Indeed, Frankel, a former managing director of Goldman Sachs, owns and operates two vineyards on Long Island: Croteaux in Southold and Rose Hill in Mattituck. He also, unsurprisingly, has owned homes in Florida, where his baseball team is based.

In 2022 Frankel sold one of those properties, an 8,500-square-foot Miami Beach mansion, for about \$32 million after paying \$14 million two years earlier, according to *The Real Deal*. The buyer of the home, in the Sunset Islands enclave,

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including in 2020, though it lost on both occasions. The Rays currently are sitting in fourth place in the American League's Eastern division.

The 53-unit Walker Tower, named for Art Deco-era architect Ralph Walker, has been associated with actors and other boldfaced names since opening more than a decade ago. Past and present residents have included Harrison Ford, Calista Flockhart, Blake Lively and Ryan Seacrest. Verizon continues to control space on the lower floors.

Overall 20 Manhattan buyers signed contracts last week for units priced above \$4 million, which was two fewer than the previous week, Olshan said; of the 20 deals, 15 involved condos.

But sales of top-floor units have been a particular bright spot. Ten penthouses listed above \$4 million have gone into contract in the last two weeks, Olshan added.

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