

# 2451 White Plains Road Bronx, NY 10467

**Asking Price: \$2,800,000**

BRONX RETAIL BUILDING FOR SALE

## Property Facts

LOCATION:	Corner of Mace Ave & White Plains Rd
BLOCK_LOT:	4426_32
LOT DIMENSIONS:	50' x 100'
LOT SIZE:	5,000 SF *
BUILDING DIMENSIONS:	50' x 100'
BUILDING SIZE:	5,300 SF *
UNITS:	4
ZONING:	R6/C2-3
COMMERCIAL FAR:	2.00-10,000 BSF *
RESIDENTIAL FAR:	3.00-15,000 BSF *
COMMUNITY USE FAR:	4.80-24,000 BSF *
TAXES:	\$39,511

\* approximately

## Transportation

— Located one avenue from the Allerton Avenue subway station serviced by the 2 and 5 trains

## Property Highlights

- Located on the corner of a prime Bronx retail corridor
- Multi-tenant income producing retail property
- Anchored by Clean Rite Center, the largest laundromat operator in the NY Metro Area
- Significant air rights

For Further Information, Please Contact Exclusive Sales Team:

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All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. It is strongly urged that the prospective purchaser/tenant carefully verify each item of size, RE Taxes, permitted legal use, and other information presented herein.

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## Rent Roll

TENANT	UNIT	SIZE	PPSF	MONTHLY RENT	ANNUAL RENT	LEASE EXP.	ESCALATIONS
Clean Rite	Ground 1	2,800	\$40	\$9,333	\$112,000	1/31/39	10% every 5 years
Attorney's Office	Upper	900	\$39	\$2,950	\$35,400	1/31/24	3% per year
CPA's Office	Lower	900	\$37	\$2,850	\$34,200	1/31/24	3% per year
Nurse Employment Agency	Ground 2	700	\$28	\$1,600	\$19,200	6/1/24	N/A
Total:		5,300		\$16,733	\$200,800		

## Income & Expenses

REVENUE	
Commercial Income:	\$200,800
Real Estate Tax Reimbursement:	\$13,821
Insurance Reimbursement:	\$5,300
Water/Sewer Reimbursement:	\$2,650
Gross Effective Income:	\$221,571
EXPENSES	
Real Estate Taxes (18/19):	\$39,511
Insurance:	\$5,300
Water/Sewer:	\$2,650
Management:	\$6,427
Maintenance & Repairs:	\$6,427
Total Expenses:	\$60,314
SUMMARY	
Effective Gross Income (EGI):	\$222,571
Less Expenses:	\$61,036
Net Operating Income (NOI):	\$161,535
Cap Rate:	5.77%

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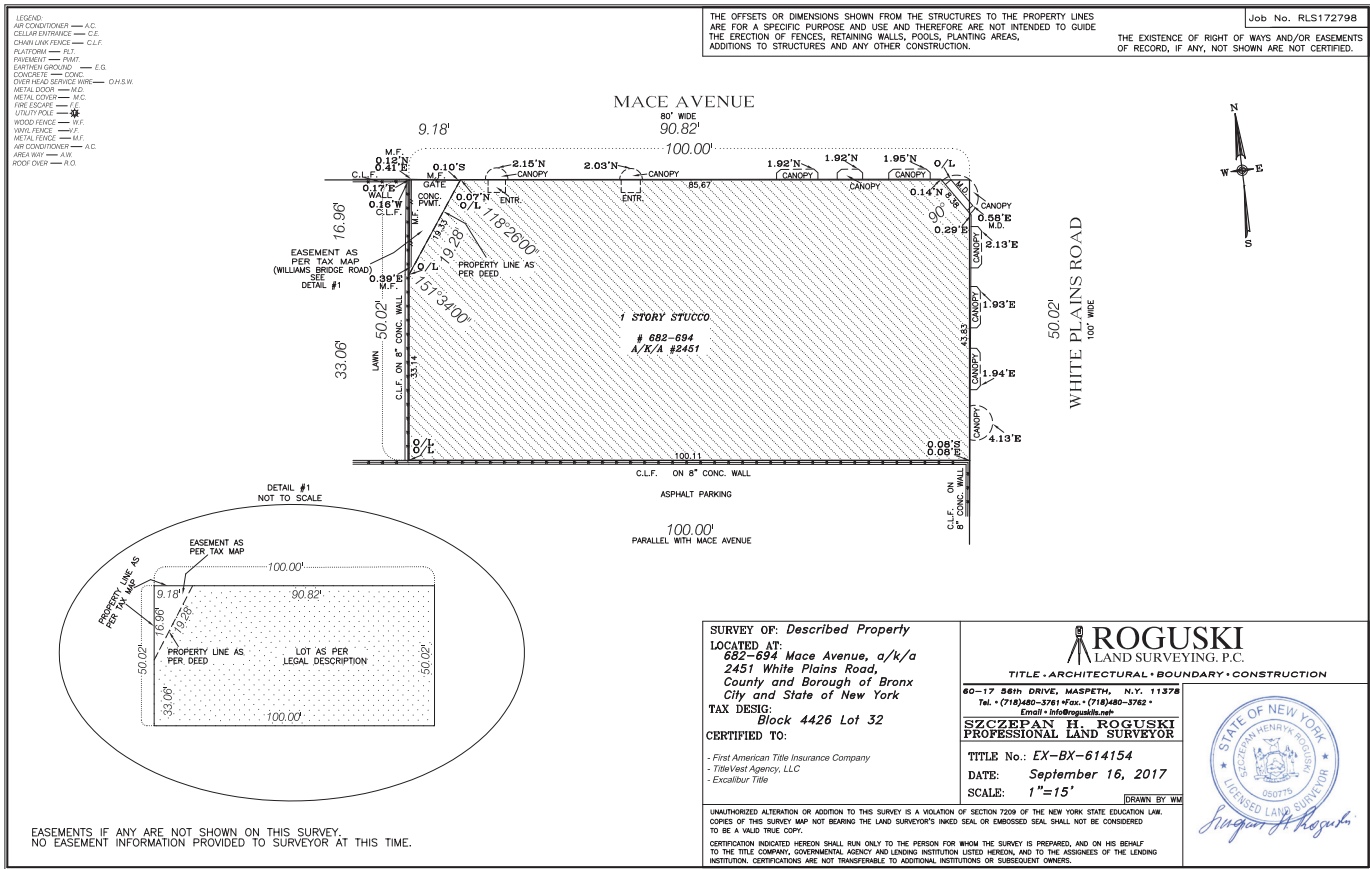


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## Floor Plan



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