

FOR SALE

# 2027 WILLIAMSBRIDGE ROAD, BRONX, NY 10461

14,345 Square Foot Office Building

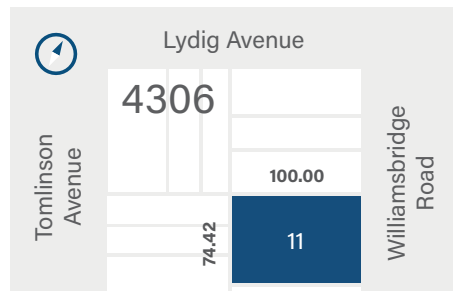


PARKING LOT

## PROPERTY SUMMARY

Address	2027 Williamsbridge Road
Location	West side of Williamsbridge between Neil & Lydig Avenues
Block / Lot	4306 / 11
Stories	3
Zoning (FAR)	R5D / C2-4
Lot Dimensions	74.2' x 100'
Lot Size	7,450
Building Dimensions	50' x 98'
Building Size	14,354
Assessment	\$684,900
Taxes	\$75,549

Concourse Realty has been retained to arrange for the sale of 2027 Williamsbridge Road. This well maintained office building is ideally located in Morris Park near Pelham Parkway. Office buildings with parking in top quality neighborhoods like Morris Park rarely become available.



Gross SF  
**14,354 SF**

Parking  
**ON-SITE**

Neighborhood  
**MORRIS PARK**

Asking Price  
**\$4,950,000**



**DAVID SIMONE**  
Company Broker  
Office: (212)207-2403 / Cell: (917)559-4584  
dsimone@concoursealtypartners.com

2027 Williamsbridge Road,  
2nd Floor, Bronx, NY 10461  
(212) 207-2400  
info@concoursealtypartners.com

FOR SALE

# 2027 WILLIAMSBRIDGE ROAD, BRONX, NY 10461

## ESTIMATED RENT ROLL

Scheduled Gross Income	\$363,480
Less Vacancy Rate Reserve	\$(10,904)
Less Expenses	\$124,153
Net Operating Income	\$239,327

## ESTIMATED EXPENSES

Real Estate Taxes	\$75,549
Insurance	\$7,500
Water/Sewer	\$6,000
Common Utilities	\$3,000
Elevator Contract	\$3,600
HVAC Contract	\$2,600
Repairs & Maintenance	\$15,000
Management	\$10,904
Gross Operating Expenses	\$124,153

## SCHEDULED INCOME

Unit	Actual/Projected	Monthly Rent	Lease Expiration
Ground FL	Actual	\$8,350	Sep-26
2nd Fl. Ste 1	Actual	\$4,750	Aug-25
2nd Fl. Ste 2	Actual	\$3,200	Mar-25
2nd Fl. Ste 3	Actual	\$2,200	Feb-28
3rd Fl. Ste 1	Actual	\$5,040	Feb-28
3rd Fl. Ste 2	Actual	\$6,750	Mar-28
<b>Total</b>		<b>\$30,290</b>	



**DAVID SIMONE**  
Company Broker  
Office: (212)207-2403 / Cell: (917)559-4584  
dsimone@concourse RealtyPartners.com

2027 Williamsbridge Road,  
2nd Floor, Bronx, NY 10461  
(212) 207-2400  
info@concourse RealtyPartners.com