

FOR SALE

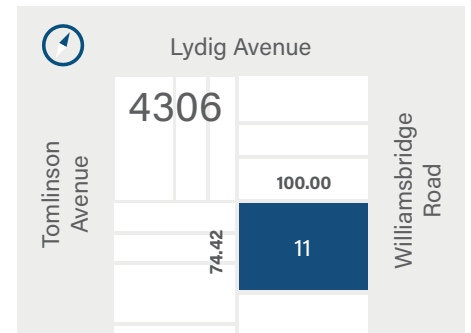
2027 WILLIAMSBRIDGE ROAD, BRONX, NY 10461



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 (22/23)	\$684,900
Taxes (22/23)	\$73,661

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
\$5,000,000



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ESTIMATED RENT ROLL

Scheduled Gross Income	\$363,480
Less Vacancy Rate Reserve	\$10,904
Less Expenses	\$122,265
Net Operating Income	\$241,215

ESTIMATED EXPENSES

Real Estate Taxes (22/23)	\$73,661
Insurance	\$7,500
Water/Sewer	\$6,000
Common Utilities	\$3,000
Elevator Contract	\$3,600
HVAC Contract	\$2,600
Repairs & Maintenance	\$15,000
Property Management (3%)	\$10,904
Gross Operating Expenses	\$122,265

SCHEDULED INCOME

Unit	Status	Monthly Rent	Annual Rent
Ground	Rented	\$8,350	\$100,200
1st Floor	Rented	\$10,150	\$121,800
2nd Floor	Rented	\$11,790	\$141,480
		\$30,290	\$363,480



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