

# 2777 Webster Avenue Bronx, NY 10458

FOR SALE

Prime Mixed Use Building For Sale | Tax Class 2A

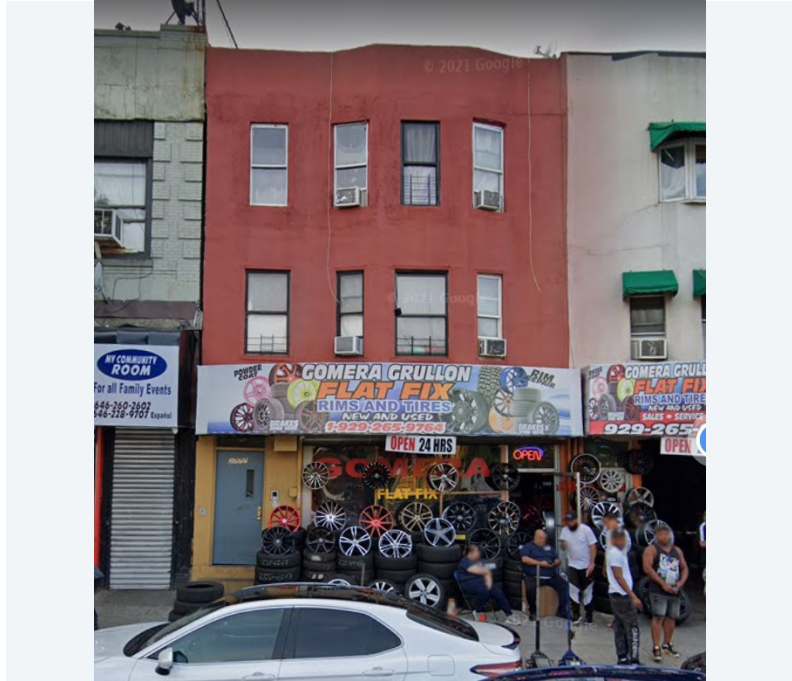
**3,450 SQ. FT.**

Building Size

**3 Residential Units  
1 Commercial Unit**

**Tax Class 2A**

**Fordham  
Location**



Concourse Realty has been retained on an exclusive basis to arrange for the sale of 2777 Webster Avenue. The subject property is a 3,450 square foot, three (3) story walk-up that features 23' of retail frontage on Webster Avenue. The building's four (4) units consist of one ground floor retail space, and three (3) free market apartments. One apartment is a one bedroom/ one bath unit, and the other two residential units have **four bedrooms** and **two bathrooms**.

The building is well located being close to Fordham University and the Botanical Gardens.

This property represents the opportunity to acquire a well maintained mixed-use building (tax class 2A) with future rental upside.

## PROPERTY FEATURES

Block/Lot	3279/22	Retail Frontage	23'
Building Dimensions	23' x 50'	Lot Area	2,089 Sq. Ft.
Building Size	3,450 Sq. Ft.	Zoning	R7D, C2-4
Number of Units	4	FAR	4.2
Property Type	Three Family w/ One Store	Max SF of ZFA	8,774 Sq. Ft.
Property Class	(S3)	Unused Development Rights	5,324 Sq. Ft.
Year Built	1939	Assessed Value	\$208,702
Year Last Altered	2000	Tax Rate	Tax class 2A-12.2670%
Lot Dimensions	23.08' x 90.5'	Property Taxes	\$25,601

**Asking Price: \$975,000**



DAVID SIMONE  
President | Broker  
dsimone@concourserealtypartners.com  
(212) 207-2400 Ext. 403

2 Park Avenue, 20th Floor  
New York, NY 10016  
(212) 207-2400  
info@concourserealtypartners.com

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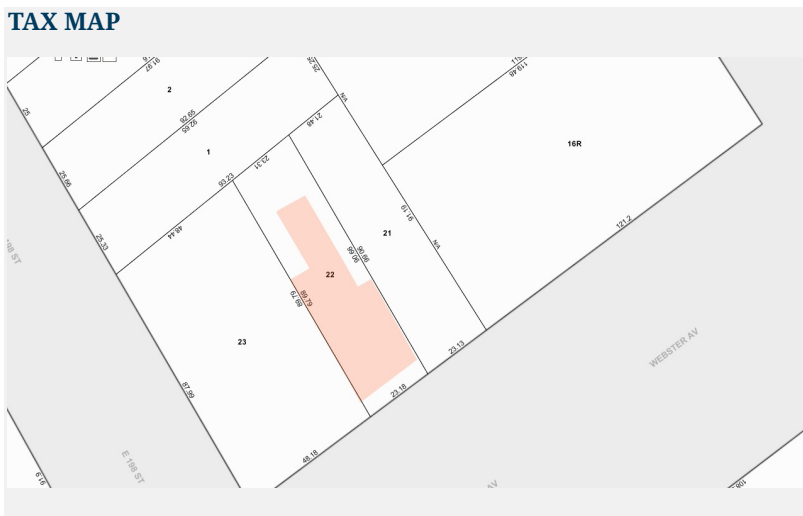
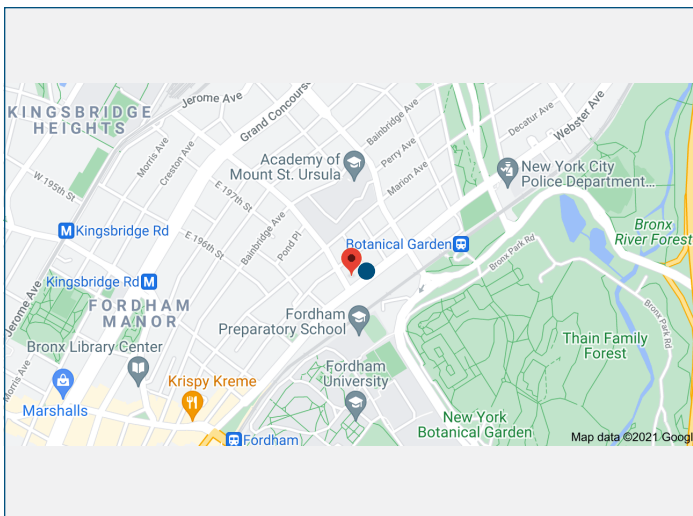
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## INCOME

Unit	Aprx. Sq. Ft.	LXP	Type	Monthly	Annual
Tire shop	414	3/31/2022	Retail	\$2,000	\$21,000
Apt 1	621	3/31/2022	2 bed/1 bath	\$1,450	\$17,400
Apt 2	1,035	3/31/2022	4 bed/ 2 bath	\$2,640	\$31,680
Apt 3	1,035	3/31/2022	4 bed/ 2 bath	\$2,126	\$25,517
Total					
Retail Annual Income					\$24,000
Residential Annual Income					\$74,568
Effective Gross Income					\$98,597

## PROJECTED EXPENSES

Real Estate Taxes	\$25,601
Insurance	\$2,808
Water & Sewer	\$6,125
Common Area Electric & Fuel (Gas)	\$6,600
Repairs & Maintenance	\$800
Cleaning & Garbage	\$2,880
Total Expenses	\$43,757
Effective Gross Annual Income	\$98,597
Less Expenses	\$43,757
Net Operating Income	\$54,840



Asking Price: \$975,000



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