

FOR SALE

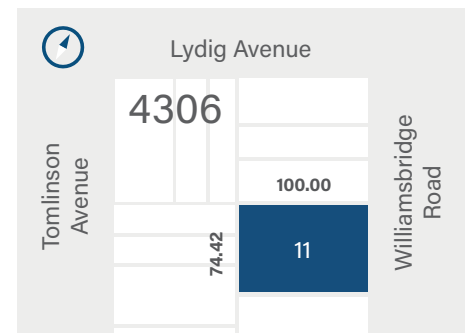
2027 WILLIAMSBRIDGE ROAD, BRONX, NY 10461



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
\$4,950,000



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ESTIMATED RENT ROLL

Scheduled Gross Income	\$366,000
Less Vacancy Rate Reserve:	\$(10,980)
Less Expenses	\$122,341
Net Operating Income	\$243,659

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
Management	\$10,980
Gross Operating Expenses	\$122,341

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	\$5,000	Feb-28
3rd Fl. Ste 2	Actual	\$7,000	Mar-28
Total		\$30,500	



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