

301 WALTON AVENUE

Bronx, NY 10451



CONCOURSE
REALTY PARTNERS

DAVID SIMONE
President | Broker

Direct: 212-207-2403
Cell: 917-559-4584
dsimone@concourse RealtyPartners.com

PROPERTY SUMMARY



Annual Rent

\$522,984

Gross Revenue

\$546,045

Net Operating Income

\$385,733

Location

Two blocks to 4

Concourse Realty has been retained on an exclusive basis to arrange for the sale of 301 Walton Avenue in the Mott Haven section of the Bronx.

The five-story building is approximately 27,425 square feet. The property features floor-through units with good light and air, curb cuts, and a parking lot on Gerard Avenue. This is a rare opportunity in Mott Haven to acquire an income

producing with parking and upside. The Special Mixed-Use District zoning (MX-13) allows for a variety of uses including residential and commercial.

The property is ideally situated between the South Bronx's waterfront and the express 2,4, & 5 subway lines. The property is steps away from large scale developments by Brookfield, Lightstone, L&M, and MADD Equities.

ASKING PRICE: \$6,500,000

CAP RATE: 5.71%

PROPERTY SUMMARY

PROPERTY INFORMATION

Address:	301 Walton Avenue, Bronx, NY 10451
Location:	Northeast corner of Walton Avenue and East 140th Street
Lot Dimensions:	81.42' x 174.89'
Lot Area:	13,044 Sq. Ft.

ZONING INFORMATION

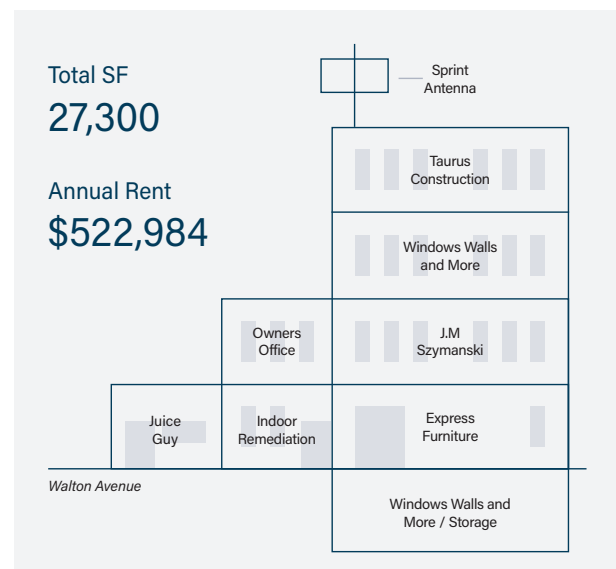
Zoning:	M1-4/R6A MX-13
Residential FAR:	3.60
Manufacturing FAR:	2.00
Community Facility FAR:	6.50
Buildable SF (Residential):	46,958
Buildable SF (Manufacturing):	26,088
Buildable SF (Community Facility):	84,786

BUILDING INFORMATION

Property Type:	Mixed Use
Building Dimensions:	50.00' x 95.00'
Stories:	4
Year Built:	1931
Building Area:	27,300 Sq. Ft.

NYC TAXES

Real Estate Taxes (21/22):	\$88,209
Tax Class:	4



FINANCIAL SUMMARY

UNIT	TYPE	SF	LEASE EXPIRATION	MONTHLY RENT	ANNUAL RENT
Ground Fl 1	Windows Walls & More	1,200	M to M	\$2,750	\$33,000
Ground Fl 2	Vacant	1,200	VACANT	\$2,500	\$30,000
Store 1	Kamuni Creek	1,300	9/30/2024	\$2,750	\$33,000
Office 1	Indoor Remediation	1,000	2/28/2024	\$2,000	\$24,000
Office 2	Owner Occupied / Vacant	1,000	VACANT	\$2,000	\$24,000
1st Floor	Express Furniture	5,000	12/31/2025	\$6,900	\$82,800
2nd Floor	J.M Szymanski	5,000	12/31/2024	\$6,037	\$72,444
3rd Floor	Windows Walls & More	5,000	12/31/2024	\$7,892	\$94,704
4th Floor	Taurus Construction	5,000	12/31/2024	\$6,240	\$74,880
Roof	T Mobile		12/31/2038	\$4,513	\$54,156
TOTAL		25,700		\$43,582	\$522,984

REVENUE	IN-PLACE
Gross Annual Revenue	\$522,984
Parking Revenue	\$14,400
Real Estate Tax Reimbursement	\$15,151
Oil Heat Reimbursement	\$9,200
Gross Annual Revenue	\$561,735
Vacancy & Credit Loss	<i>Estimated at 3.00% of gross annual revenue</i>
EFFECTIVE GROSS REVENUE	\$546,045

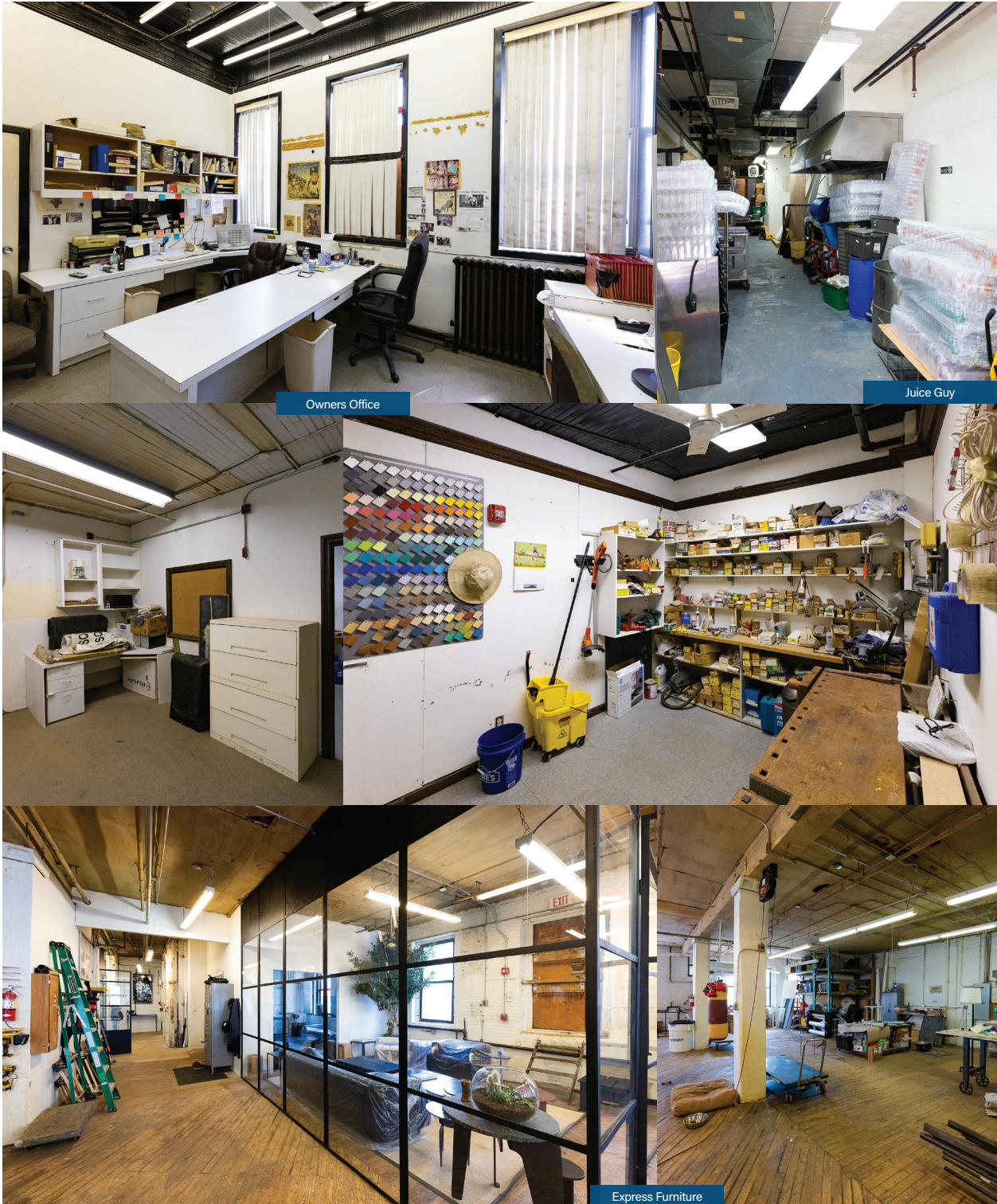
EXPENSES	
Real Estate Taxes	<i>Per Department of Finance public records</i>
Oil Heat	<i>Estimated</i>
Insurance	<i>Estimated</i>
Water/Sewer	<i>Estimated</i>
Con Ed/ House Meter	<i>Estimated</i>
Elevator Maintenance	<i>Estimated</i>
Miscellaneous	<i>Estimated at 1.00% of effective gross revenue</i>
Property Management	<i>Estimated at 3.00% of effective gross revenue</i>
TOTAL EXPENSES	\$160,312

Effective Gross Revenue	\$546,045
Less Expenses	\$160,312
NET OPERATING INCOME	\$385,733

Notes:

- Tenants pay water and sewer.
- Parking revenue is month to month
- T-Mobile rent increases 10% every 5 years with latest increase coming March 2022
- Windows Walls & More pays 20% of increase above base year 2015

INTERIOR PHOTOS



INTERIOR PHOTOS



EXTERIOR PHOTOS

