

# 301 WALTON AVENUE

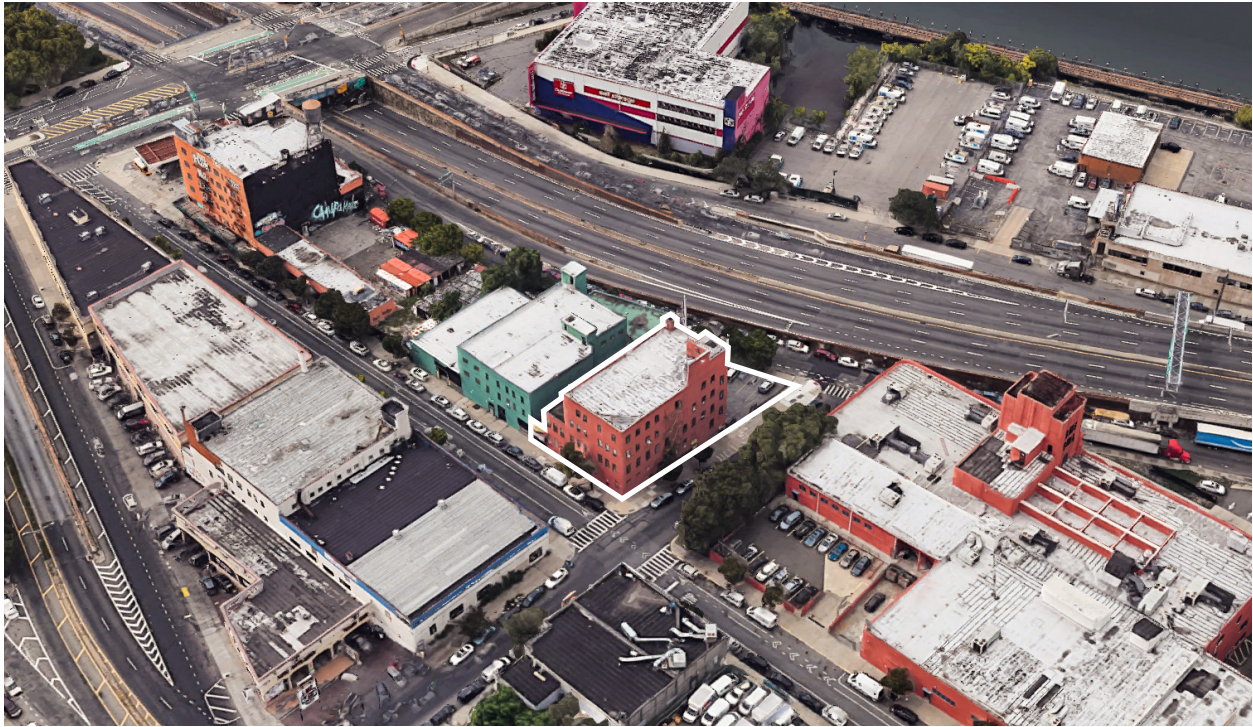
Bronx, NY 10451



DAVID SIMONE  
Company Broker

Direct: 212-207-2403  
Cell: 917-559-4584  
[dsimone@concourser RealtyPartners.com](mailto:dsimone@concourser RealtyPartners.com)

## PROPERTY SUMMARY



Annual Rent  
**\$469,956**

Gross Revenue  
**\$494,608**

Net Operating Income  
**\$330,979**

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

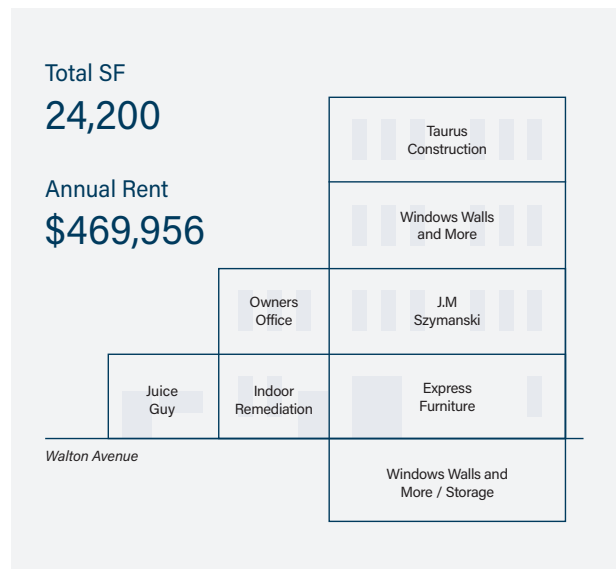
Zoning:	M1-4/R6A MX-13
Residential FAR:	3.60
Manufacturing FAR:	2.00
Community Facility FAR:	6.50
Buildable SF (Residential):	46,958
Buildable SF (Manufacturing):	26,088
Buildable SF (Community Facility):	84,786

## 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:	\$93,584
Tax Class:	4



## FINANCIAL SUMMARY

UNIT	TYPE	LEASE EXPIRATION	MONTHLY RENT	ANNUAL RENT
Ground Fl 1	Windows Walls & More	M to M	\$2,750	\$33,000
Ground Fl 2	Vacant	VACANT	\$2,500	\$30,000
Store 1	Kamuni Creek	5/31/2025	\$2,750	\$33,000
Office 1	Indoor Remediation	1/31/2026	\$2,094	\$25,128
Office 2	Owner Occupied / Vacant	VACANT	\$2,000	\$24,000
1st Floor	Express Furniture	12/31/2026	\$6,900	\$82,800
2nd Floor	J.M Szymanski	12/31/2025	\$6,037	\$72,444
3rd Floor	Windows Walls & More	12/31/2024	\$7,892	\$94,704
4th Floor	Taurus Construction	4/30/2025	\$6,240	\$74,880
<b>TOTAL</b>			<b>\$39,163</b>	<b>\$469,956</b>

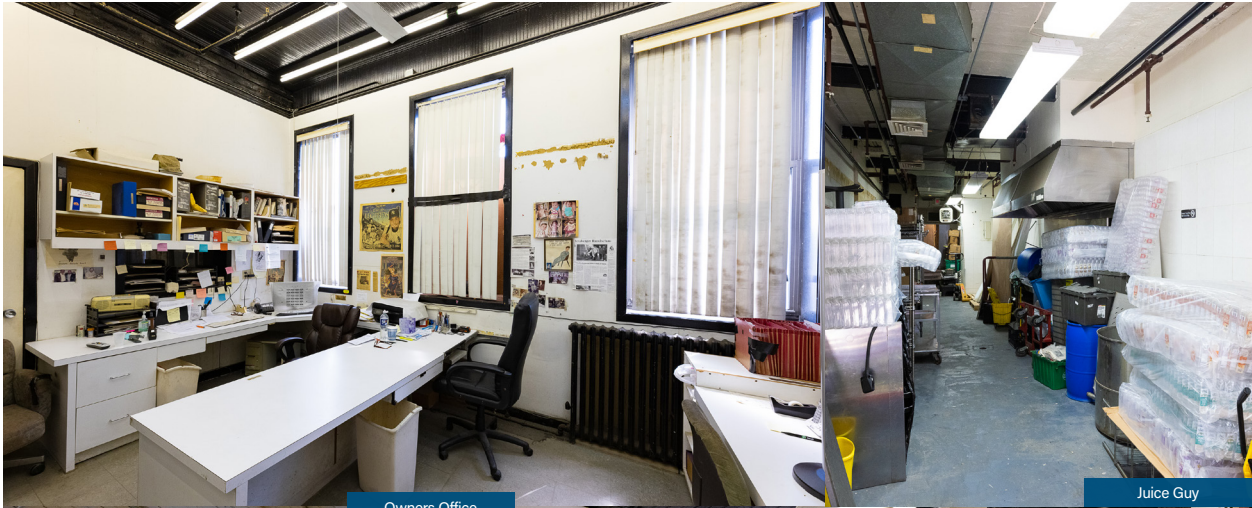
REVENUE	IN-PLACE
Gross Annual Revenue	\$469,956
Parking Revenue	\$14,400
Real Estate Tax Reimbursement	\$15,151
Oil Heat Reimbursement	\$9,200
Gross Annual Revenue	\$508,707
Vacancy & Credit Loss	<i>Estimated at 3.00% of gross annual revenue</i>
<b>EFFECTIVE GROSS REVENUE</b>	<b>\$494,608</b>

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>
<b>TOTAL EXPENSES</b>	<b>\$163,629</b>
Effective Gross Revenue	\$494,608
Less Expenses	\$163,629
<b>NET OPERATING INCOME</b>	<b>\$330,979</b>

Notes:

- Tenants pay water and sewer.
- Parking revenue is month to month
- Windows Walls & More pays 20% of increase above base year 2015

# INTERIOR PHOTOS



Owners Office

Juice Guy



Express Furniture

# INTERIOR PHOTOS

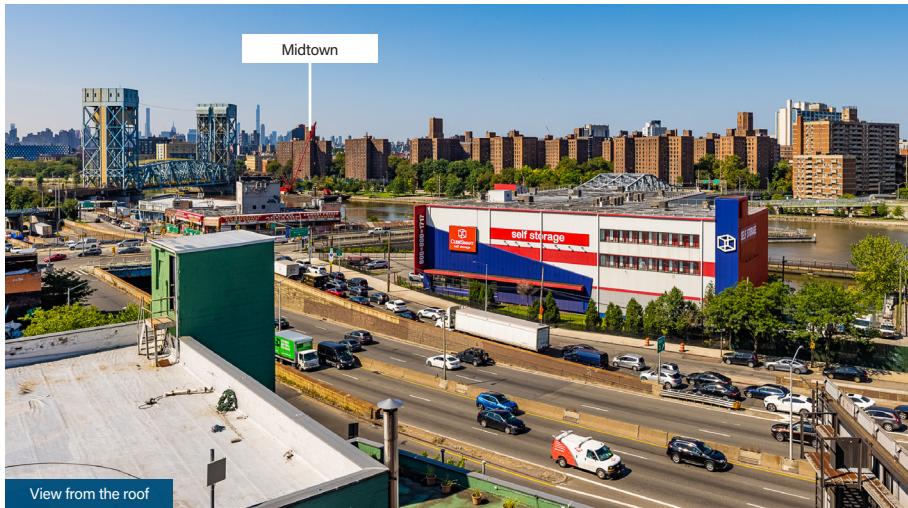


Basement

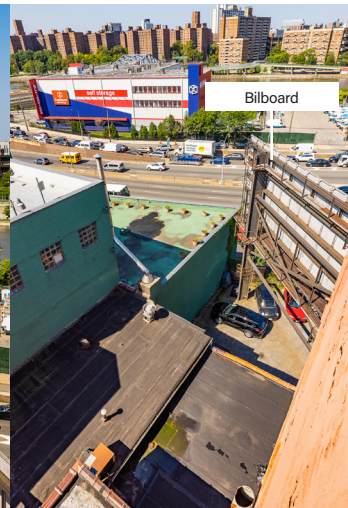


Boiler Room

# EXTERIOR PHOTOS



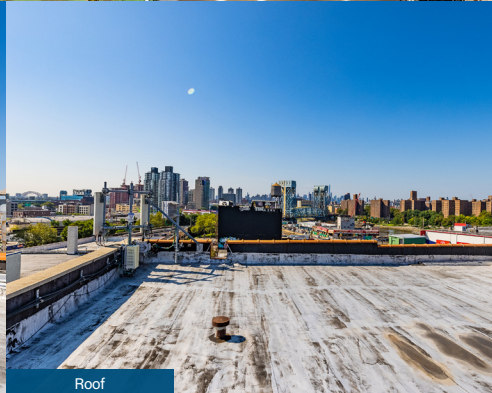
View from the roof



Billboard



Sprint Antenna



Roof



Loading Dock / Freight Elevator



Parking