

FOR SALE

# 151 EAST TREMONT AVENUE, BRONX, NY 10453

PRIME CORNER PROPERTY | 1ST FLOOR DELIVERED VACANT | 2ND FLOOR FULLY RENTED

Concourse Realty Partners has been exclusively retained to sell 151 East Tremont Avenue in the Bronx. The subject property is a prime corner property consisting of a vacant former grocery store on the ground floor and three occupied offices spaces on the second floor. The property is approximately 13,500 square feet and the lot size is approximately 6,750 square feet. The zoning is R8, allowing for approximately 48,600 square feet of residential space, or up to 43,875 square feet of community facility space. There is approximately 82 feet of frontage along East Tremont Ave.

The property is located one block away from the E Tremont / Grand Concourse (B&D) subway station.

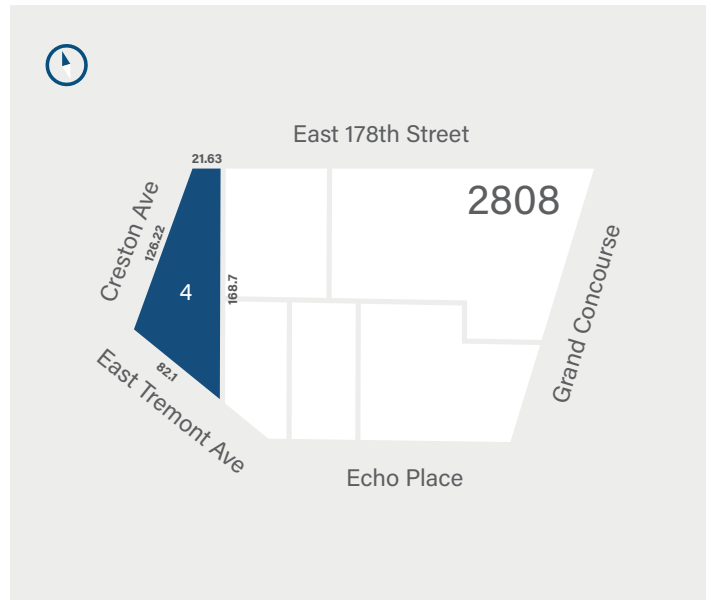
The subject offering allows a new owner to benefit from in-place income on the second floor as well as taking advantage of the vacant ground floor.



**ASKING PRICE: \$6,200,000**

## PROPERTY SUMMARY

Block / Lot	2808/4
Lot Dimensions	82.1' x 126.22'
Lot Size	6,750 SF
Building Size	13,500 SF
Total Units	4
Zoning	R8
Buildable SF Residential	48,600 SF
Buildable SF Community	43,875 SF
Tax Class	4
Assessment	\$909,180
Real Estate Taxes	\$96,300



Zoning

**R8**

Frontage

**82.1 FT**

BSF Residential

**48,600 SF**

BSF Community

**43,875 SF**



**DAVID SIMONE**

Company Broker

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## PROJECTED AND IN-PLACE INCOME

FLOOR	DESCRIPTION	LXP	RENTABLE SF	MONTHLY RENT	ANNUAL RENT
First Floor	Vacant Grocery	Vacant	6,505	\$19,801	\$237,611
Basement	Vacant Grocery	-	600	\$0	\$0
Second Floor	BronxWorks1	5/31/2029	3,500	\$6,188	\$74,256
Second Floor	BronxWorks2	9/30/2024	2,500	\$6,137	\$73,644
Second Floor	Attorney's Office	12/31/2027	995	\$2,000	\$24,000
<b>TOTAL</b>			<b>13,500</b>	<b>\$32,126</b>	<b>\$409,511</b>

## EXPENSES

Real Estate Taxes	\$96,300
Insurance	\$17,000
Maintenance	\$5,000
Elevator	\$5,000
Water Sewer	\$1,447
Burgular Alarm	\$1,000
Fire Alarm	\$1,000
Electric	\$1,254
Sprinkler System Maint.	\$757
Pest Control	\$3,125
Elevator Monitoring System	\$60
Management	\$4,800
<b>TOTAL</b>	<b>\$136,743</b>
Reimbursed Expenses	\$72,348
Final Annual Operating Expenses	\$64,395
<b>NOI</b>	<b>\$345,116</b>

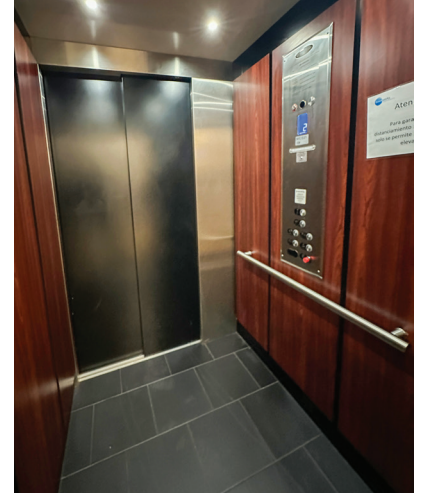


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