

FOR SALE

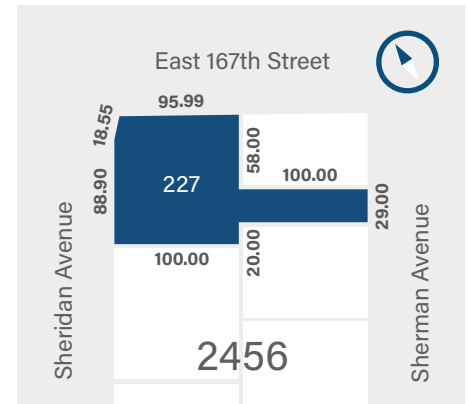
200-206 EAST 167TH STREET, BRONX, NY 10456

13,000 SF RETAIL BUILDING | FIVE STORES

PROPERTY SUMMARY

Address	200-206 East 167th Street, Bronx NY 10456
Location	Corner of Sheridan Avenue and East 167th Street. & Sherman Avenue
Block / Lot	2456 / 227
Stories	1
Number of Units	5
Zoning (FAR)	R7-1 / C1-4
Lot Dimensions	100' x 100' & 29' x 100' (Irregular)
Lot Size	13,564
Building Dimensions	100' x 100' & 29' x 100'
Building Size	12,900
Air Rights	41,356
Assessment (22/23)	\$ 1,041,750
Taxes (22/23)	\$ 112,040

Concourse Realty has been retained to arrange for the sale of 200-206 East 167th Street in the Bronx. This corner building consists of five occupied stores. This is an opportunity to purchase a strong retail location with future development potential.



Gross SF
12,900

Air Rights
41,356 SF

Net Income
\$382,000

**CORNER
LOCATION**

Asking Price
\$7,000,000



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SCHEDULED INCOME

Tenant	Monthly Rent	Lease Expiration
Associated Supermarket	\$ 18,000	Jun-30
Mr. Clean Laundromat	\$ 6,350	Mar-25
Pharmacy	\$ 4,800	Nov-27
Lucky House Restaurant	\$ 4,300	Aug-25
Church	\$ 3,000	Month-Month
Total	\$36,450	

ESTIMATED EXPENSES

Real Estate Taxes (22/23)	\$ 112,040
Tenant Reimbursements	\$ (79,461)
Insurance	\$ 9,675
Management	\$ 13,122
Gross Operating Expenses	\$ 55,376

CURRENT RENT ROLL

Scheduled Gross Income	\$ 437,400
Less Expenses	\$ 55,376
Net Operating Income	\$ 382,024



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