

301 WALTON AVENUE

Bronx, NY 10451



DAVID SIMONE
Company Broker

Direct: 212-207-2403
Cell: 917-559-4584
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

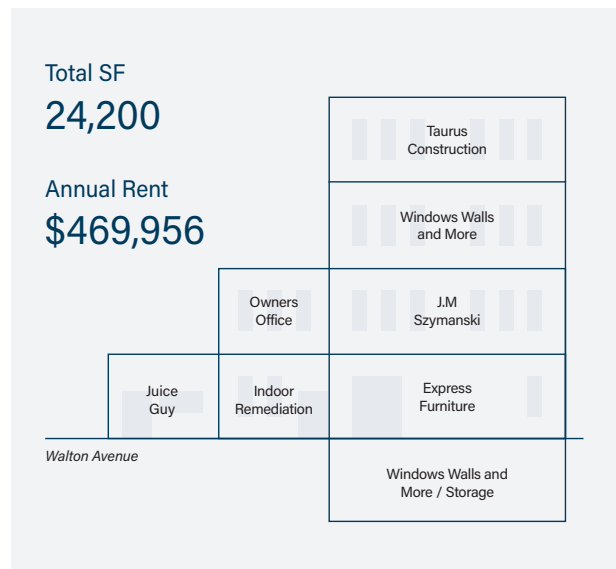
Zoning:	M1-4/R6A MX-13
Residential FAR:	3.60
Manufacturing FAR:	2.00
Community Facility FAR:	6.50
Buildable SF (Residential):	46,958
Buildable SF (Manufacturing):	26,088
Buildable SF (Community Facility):	84,786

BUILDING INFORMATION

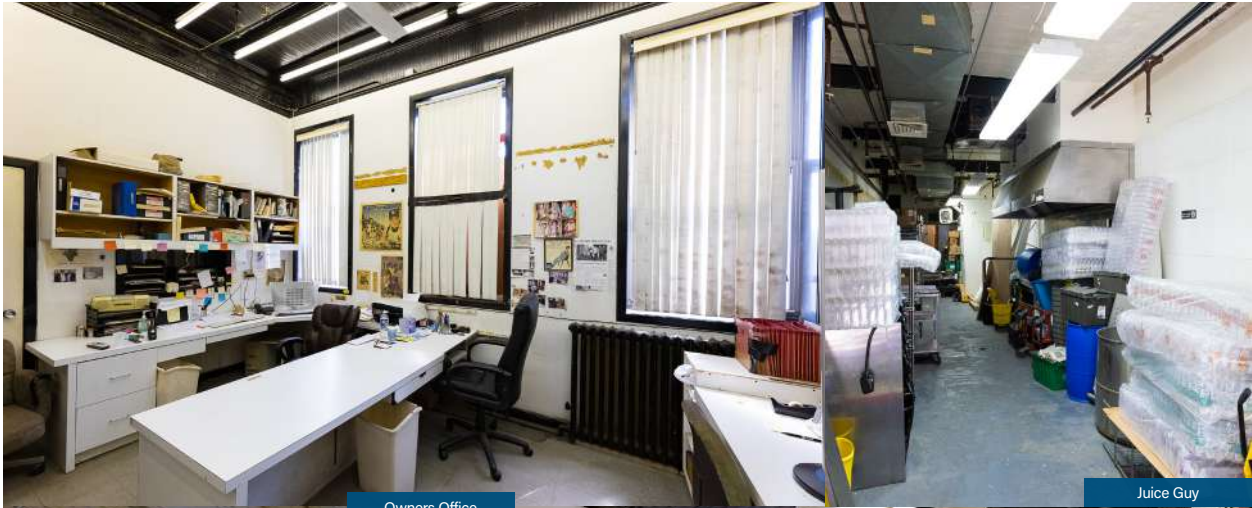
Property Type:	Mixed Use
Building Dimensions:	50.00' x 95.00'
Stories:	4
Year Built:	1931
Building Area:	27,300 Sq. Ft.

NYC TAXES

Real Estate Taxes:	\$93,584
Tax Class:	4



INTERIOR PHOTOS



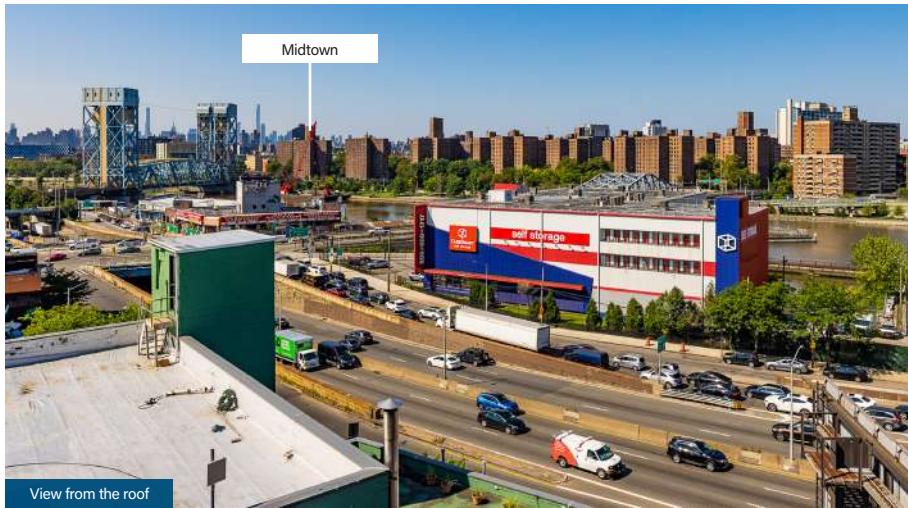
INTERIOR PHOTOS



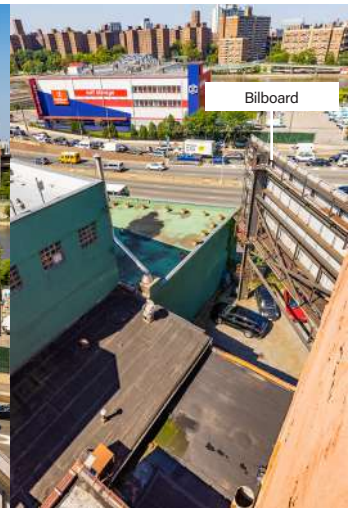
Basement



EXTERIOR PHOTOS



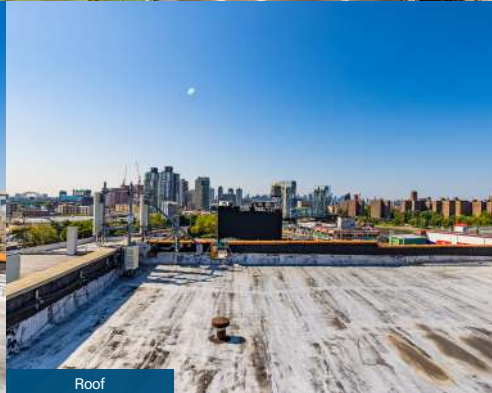
View from the roof



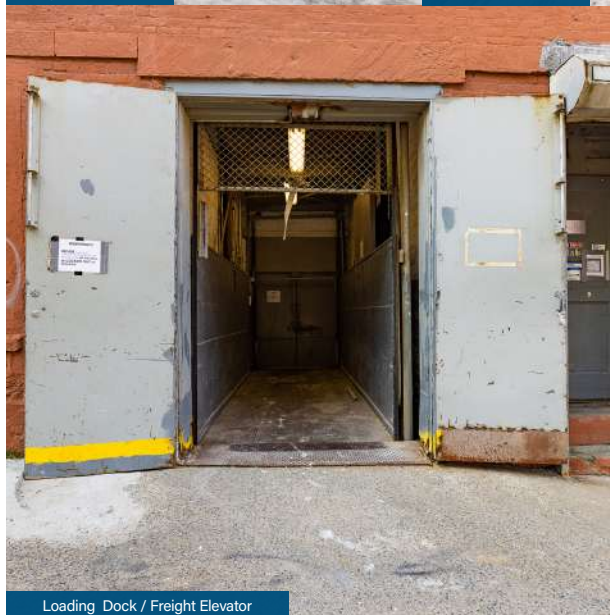
Billboard



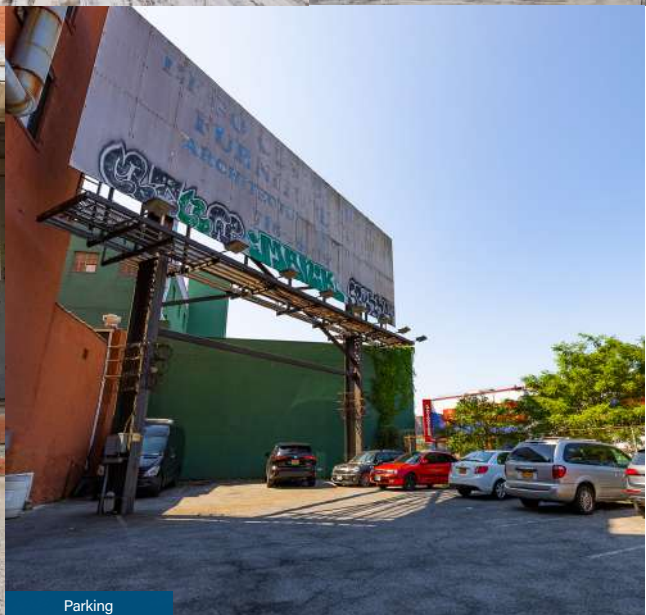
Sprint Antenna



Roof



Loading Dock / Freight Elevator



Parking