

FOR SALE

# 773 EAST 183<sup>RD</sup> STREET, BRONX, NY 10460

34-UNIT MULTIFAMILY | NEW CONSTRUCTION | DELIVERED VACANT

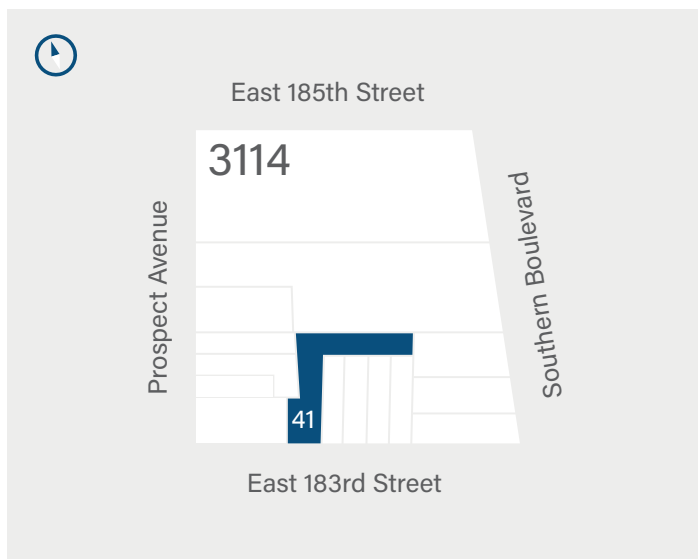


**ASKING PRICE: \$10,000,000**

## PROPERTY SUMMARY

Block	3114
Lot	41
Lot Size	6,932 SF
Building Dimensions	41 ft x 87 ft
Gross Building Size	19,726 SF
Stories	8
Units - Residential	34
Parking Spaces	11
Zoning	R7-1
SF in Zoning Area	6,932 SF
Residential FAR	3.44

- Brand New Construction
- Delivered in Summer 2024
- 7 One-Bedroom Units & 27 Studio Units
- 11 Parking Spaces
- 19,726 Sq. Ft. Building
- One block to the Bronx Zoo



Lot Size  
**6,932 SF**

Gross Building Size  
**19,726 SF**

Units  
**34**



**DAVID SIMONE**  
Company Broker  
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ESTIMATED INCOME	MONTHLY	ANNUAL
Residential	\$79,950	\$959,400
Parking Revenue	\$2,750	\$33,000
Vacancy & Credit Loss	<i>Estimated at 3.00% of gross annual revenue</i>	
<b>ESTIMATED EFFECTIVE GROSS REVENUE</b>		<b>\$962,628</b>
Less Estimated Expenses		\$300,000
<b>ESTIMATED NET OPERATING INCOME</b>		<b>\$662,628</b>

## BELMONT, BRONX



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