

101-115 East Mount Eden Avenue, Bronx, NY 10452

Five Commercial Stores with Development Potential

FOR SALE

6,125 SQ. FT.

Building Size

100'

Retail Frontage

R8A/C1-4/J

Zoning

58,500 SQ. FT.

Max SF of ZFA



Concourse Realty has been retained on an exclusive basis to arrange for the sale of 101-115 East Mount Eden Avenue. The subject property consists of 5 stores. The property features 100' of frontage along East Mount Eden Avenue.

The 8,125 square foot lot allows for the construction of approximately 58,500 square feet of residential space, out of which 16,250 square feet could be commercial space.

It is a rare opportunity, in today's marketplace, to purchase an income-producing retail building on a busy street with tremendous development potential.

PROPERTY FEATURES

Block/Lot	2838/1	Retail Frontage	100'
Building Dimensions	100' x 75'	Lot Area	8,125 Sq. Ft.
Building Size	6,125 Sq. Ft.	Zoning	R8A/C1-4/J
Number of Units	5	FAR	7.2
Property Type	One Story Retail Building	Max SF of ZFA	58,500 Sq. Ft.
Property Class	(K1)	Unused Development Rights	52,375 Sq. Ft.
Year Built	1920	Assessed Value	\$499,050
Year Last Altered	1996	Tax Rate	Tax class 4-10.514%
Lot Dimensions	100' x 75'	Property Taxes	\$53,368

Asking Price: \$4,250,000



CONCOURSE
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INCOME

Unit	LXP	Monthly	Annual	Tax Reimbursement
Dry Cleaner	5/31/2024	\$4,000	\$48,000	\$6,400
Deli	8-31-2025	\$4,000	\$48,000	\$6,400
Restaurant	2/29/2024	\$6,700	\$80,400	\$8,800
Beauty Salon	11/30/2019	\$2,500	\$30,000	-
Cafe	10/1/2027	\$4,500	\$54,000	\$8,000
Total				
Gross Annual Income			\$260,400	
Real Estate Tax Reimbursement			\$29,600	
Effective Gross Income			\$290,000	

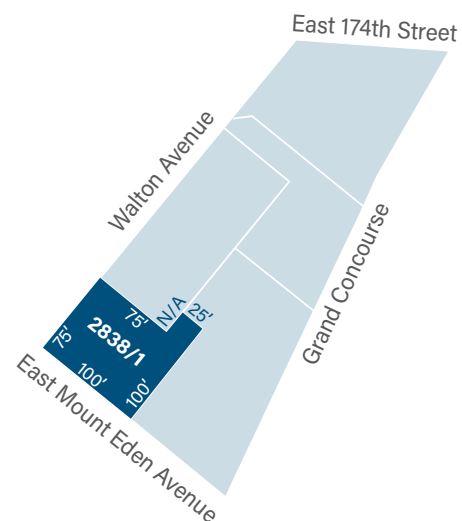
EXPENSES

Expenses	Metrics	
Real Estate Taxes	Actual	\$53,368
Insurance	Projected @ \$0.50/SF	\$3,063
Total Expenses		\$56,431

Effective Gross Annual Income	\$290,000
Less Expenses	\$56,431
Net Operating Income	\$233,570



TAX MAP



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