

**FRIEDMAN-ROTH EXCLUSIVE  
EXISTING OFFICE BUILDING  
DUAL ELEVATOR  
FORDHAM SECTION OF THE BRONX  
FOR LEASE OR FOR SALE  
OFFICE / RETAIL / CHARTER SCHOOL / REDEVELOPMENT**



**Asking Price: \$12,618,000**  
**Asking Lease: \$1,650,000 Per Annum**

Friedman-Roth realty services LLC | 44 East 32<sup>nd</sup> Street | 9<sup>th</sup> Floor | New York, NY | 10016 | Tel: 212.889.4400 | Fax: 212.689.7090  
Above Property Offered is Subject to Change in Price, Omissions, Errors, Prior Sale or Withdrawal Without Notice.  
031424JM/RTG

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Address:	2532-2552 Grand Concourse, Bronx, NY 10458			
Location:	On the East side of Grand Concourse just north of E Fordam Road Steps Away From Bronx Library, Fordham University, Metro North in the Fordham section of the Bronx.			
Description:	Four Story Plus entire Lower Level Built Full as part of Medical Facility. Office Building with Two Elevators and an Ambulance Bay.			
Block / Lot:	3154 / 017	Zoning:	C4-4 Built in 1971	
Lot Size:	125 x 100	Lot SF:	12,500	
Building Size:	Built Full in Lower Level, 1st and 2nd Floor. Built 70 on 3rd and 4th Floors.	Building SF:	55,000	
Layout:	Montifiore Medical Building since 1992. All Systems in Place. Floor plans available upon request.			
<b>INCOME:</b>				
Projected Gross NNN Income \$30 a foot:	\$ 1,650,000			
<b>EXPENSES: (ESTIMATED)</b>				
Real Estate Taxes	\$ 348,174			

**Asking Price : \$12,618,000 (PPSQFT \$229.41)**

**Asking Lease: \$1,650,000 Entire Building NNN**

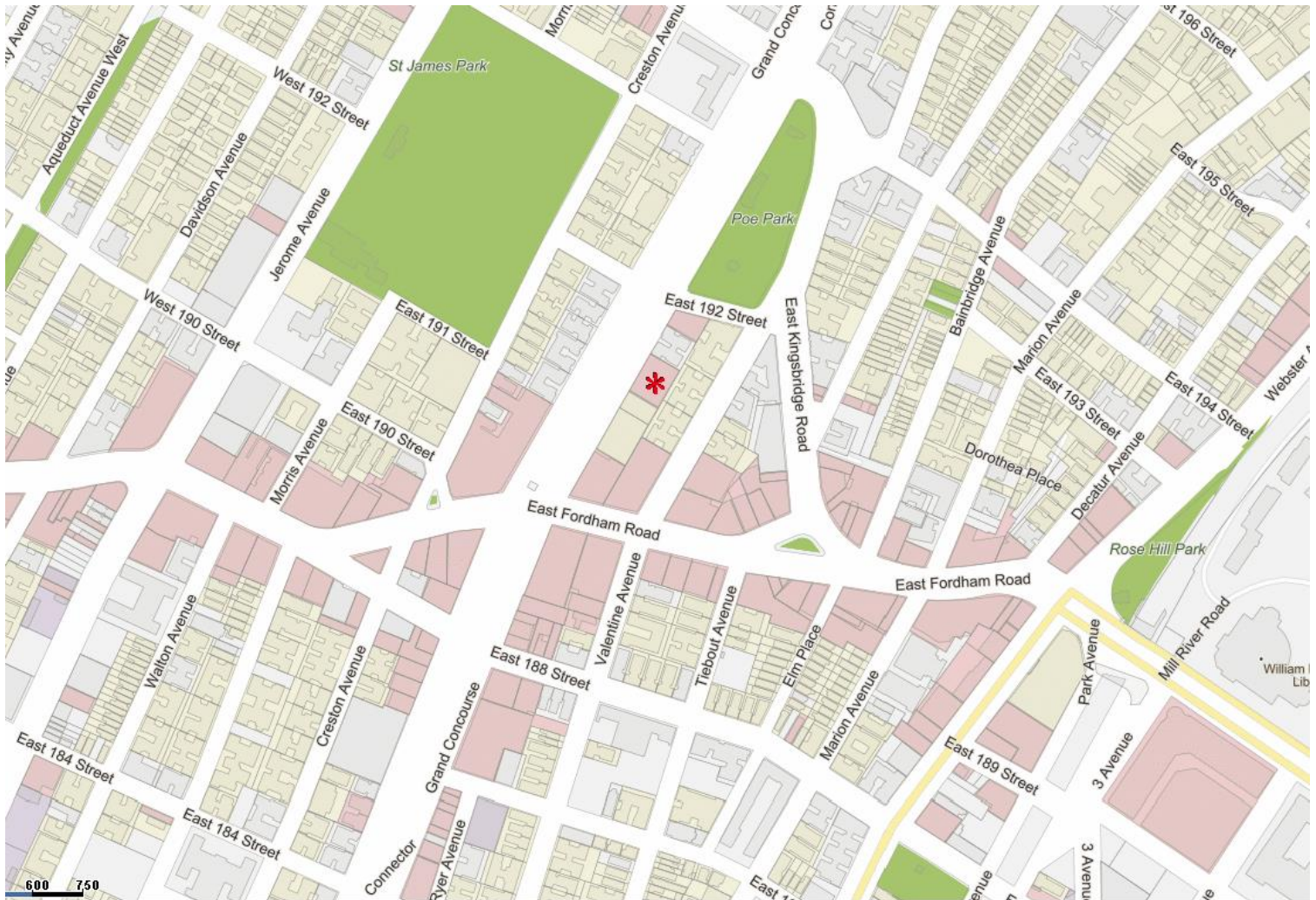
Remarks:	Perfect for Office, Retail, Charter School, Redevelopment or any type of Program.			



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**Map:**





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POPULATION	83,026	152,197	223,245
NUMBER OF HOUSEHOLDS	25,865	48,619	73,183
AVG. HOUSEHOLD INCOME	\$58,359	\$59,159	\$60,321
ANNUAL HOUSEHOLD EXP	\$1.25 B	\$2.37 B	\$3.6 B
ANNUAL HOUSEHOLD RETAIL EXP.	\$682.418	\$1.1 B	\$1.68 B



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