



3162 Villa Ave. Bronx, NY

New Construction - **For Sale!**

**11 STORY MULTI-FAMILY
APARTMENT BUILDING WITH 66 UNITS**

421-A with a TCO in place!

Fantastic North Bronx Location with easy access to the Highways & Parkways. Walk to the Bus, Subway & Metro North Train Station!



Exclusively Marketed By:

Michael P. Rao
914-837-1501
mrao@nycrgroup.com

Frank M. Rao
914-602-4140
frao@nycrgroup.com

New York Commercial
Realty Group, LLC
nycrgroup.com



3162 VILLA AVE. BRONX, NY



11 STORY MULTI-FAMILY APARTMENT BUILDING WITH 66 UNITS FOR SALE

PROPERTY OVERVIEW

New Construction

421-A / Augmented City FHEPs program (Ownership is in the early phases of lease up under the current program)

66 Units –

16 Studio Units / 15 One Bedroom Units / 35 Two Bedroom Units

Projected NOI:	±\$2,500,000 (Projected Rent Roll & Projected Expenses upon request) <i>*Assuming 100% of the units are rented under the current "Augmented City FHEPS" Program</i>
----------------	--

Building Square Footage:	±49,000 SF
--------------------------	------------

Lot Square Footage:	7,500 SF (75 x 100)
---------------------	---------------------

Elevator to all floors

Balconies 3rd Floor - 8th Floor (Front & Rear Units)

Balconies 9th Floor – 11th Floor (Rear Units Only)

Private Terrace 9th Floor Only

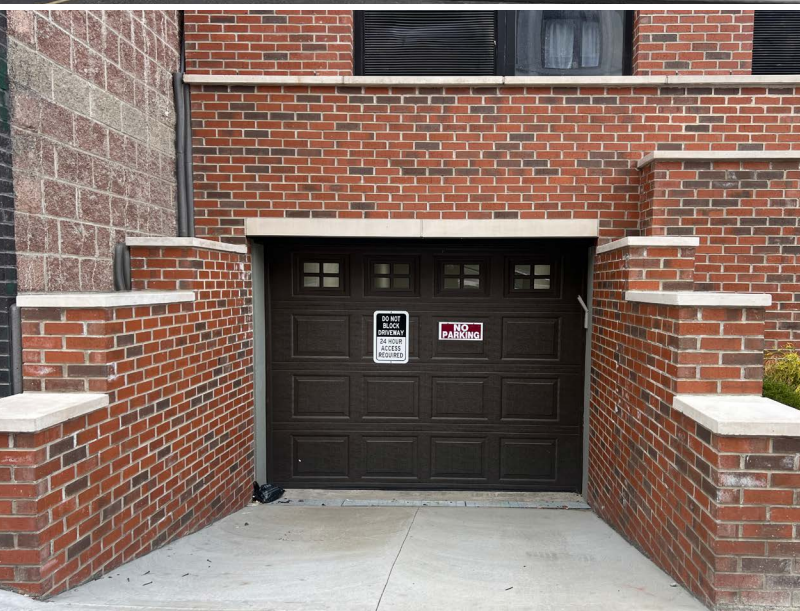
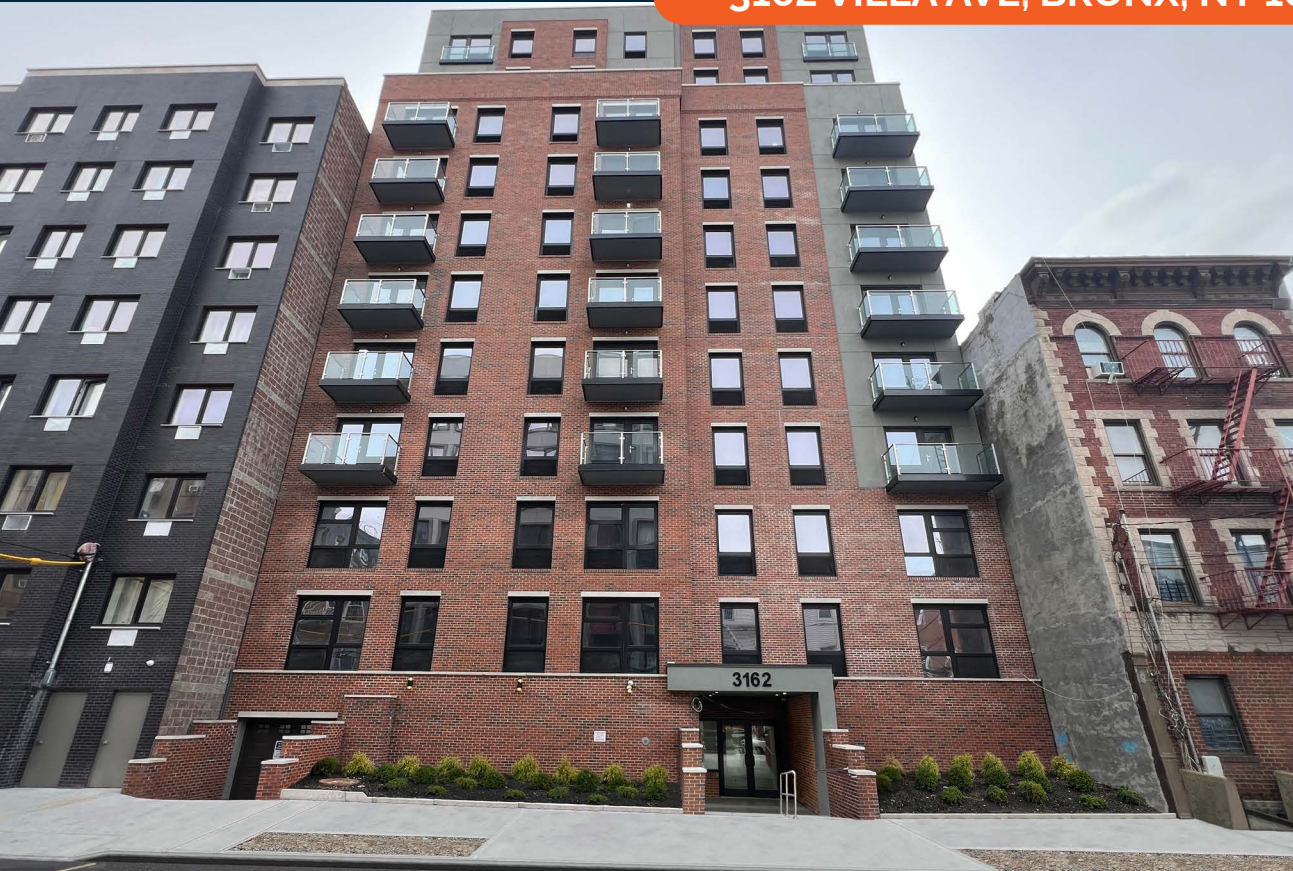
ASKING SALE PRICE: \$25,000,000

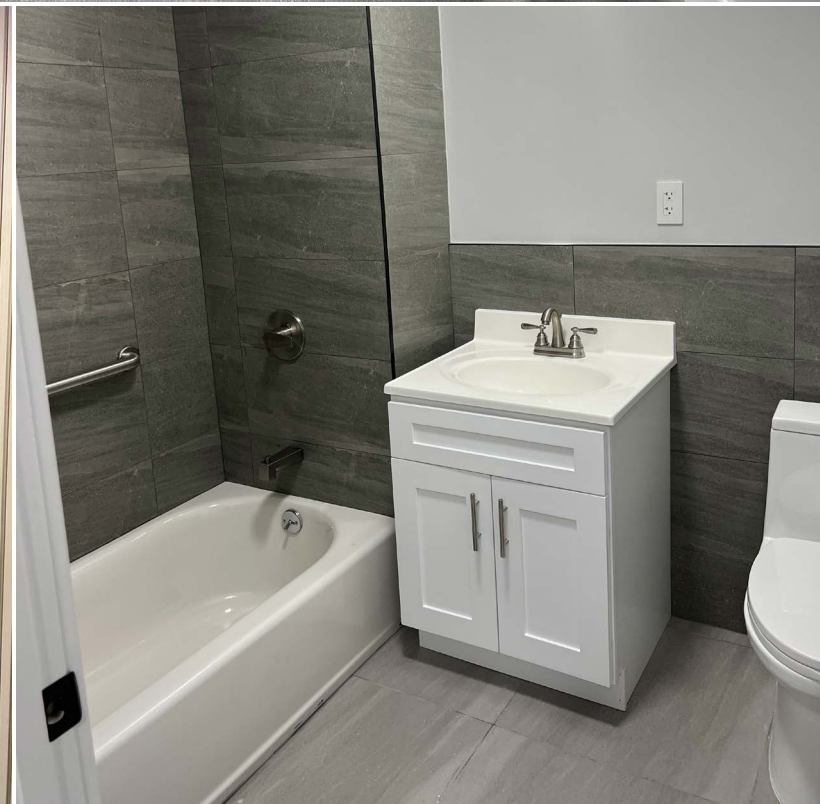
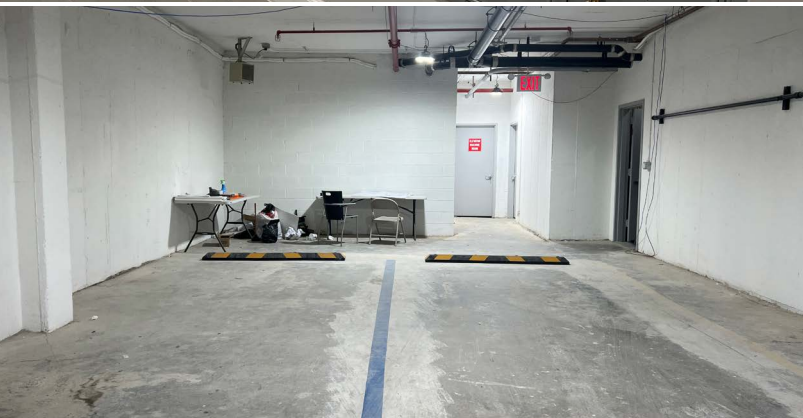
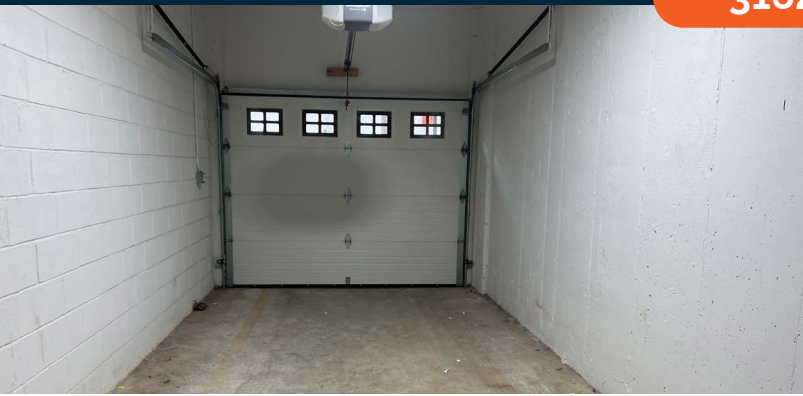
HIGHLIGHTS

- Walk to the Subway Station (#4 Train), Metro North Train Station and Bus service
- Rooftop Recreation Space
- 2 interior covered parking spots
- Dedicated room for Bicycle storage and another room for laundry
- Rear outdoor area
- Building Plans and Survey upon request



3162 VILLA AVE, BRONX, NY 10468





AERIAL





CONFIDENTIALITY AND DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from New York Commercial Realty Group, LLC and it should not be made available to any other person or entity without the written consent of New York Commercial Realty Group, LLC

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to New York Commercial Realty Group, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers or tenants and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. New York Commercial Realty Group, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any prospective purchasers or tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, New York Commercial Realty Group, LLC has not verified, and will not verify, any of the information contained herein, nor has New York Commercial Realty Group, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All prospective purchasers or tenants must take appropriate measures to verify all of the information set forth herein. Prospective purchasers or tenants shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT NEW YORK COMMERCIAL REALTY GROUP, LLC FOR MORE DETAILS.

**Exclusively
Marketed By:**

Michael P. Rao
914-837-1501
mrao@nycrgroup.com

Frank M. Rao
914-602-4140
frao@nycrgroup.com



New York Commercial
Realty Group, LLC
nycrgroup.com