

1940 WEBSTER AVENUE

BRONX, NY 10457



SALE PRICE: \$8,500,000

CAP RATE: 6.15%

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PROPERTY DESCRIPTION

Cushman & Wakefield is pleased to announce that it has been retained on an exclusive basis to arrange for the sale of 1940 Webster Avenue, a NNN leased DaVita Kidney Care Center in the Tremont neighborhood of the Bronx. 1940 Webster Avenue is two-story 19,979 RSF medical building. The offering includes one tax lot plus a permanent easement across two lots, currently used as parking.

The property is located in a C4-5X zone which includes an R7X residential equivalent, boasting a 4.0 commercial FAR and a 5.0 residential FAR. Combined, the properties offer a total buildable square footage of ~81,000 SF as of right, and up to 95,778 buildable square feet with the UAP bonus.

PROPERTY OVERVIEW

PROPERTY INFORMATION			
Address:	1940 Webster Avenue Bronx, NY 10457	410 East 178th Street* Bronx, NY 10457	412 East 178th Street* Bronx, NY 10457
Submarket:	Tremont	Tremont	Tremont
Alternate Addresses:	1940-1942 Webster Ave	None	None
Block & Lot:	3027-16	3027-25	3027-65
Lot Dimensions:	75' x 159.5'	20' x 100'	20' x 100'
Lot SF:	11,963	2,000	2,000
BUILDING INFORMATION			
Property Type:	Professional Building	Parking Lot	Parking Lot
Building Dimensions:	55' x 149'	-	-
Stories:	2	-	-
Total Gross SF:	16,426	-	-
Total Gross RSF:	19,979		
ZONING INFORMATION			
Zoning:	C4-5X, M1-1	C4-5X (R7X Equivalent)	C4-5X (R7X Equivalent)
Commercial FAR (As-of-Right):	4.00	4.00	4.00
Residential FAR (As-of-Right):	5.00	5.00	5.00
Residential FAR (UAP):	6.00	6.00	6.00
Total Buildable SF (As-of-Right):	59,815	10,000	10,000
Total Buildable SF (UAP):	71,778	12,000	12,000
NYC FINANCIAL INFORMATION (25/26)			
Total Assessment:	\$1,911,070	\$76,230	\$76,230
Annual Property Tax:	\$205,669	\$8,204	\$8,204
Tax Class:	4	4	4
Tax Rate:	10.7620%	10.7620%	10.7620%

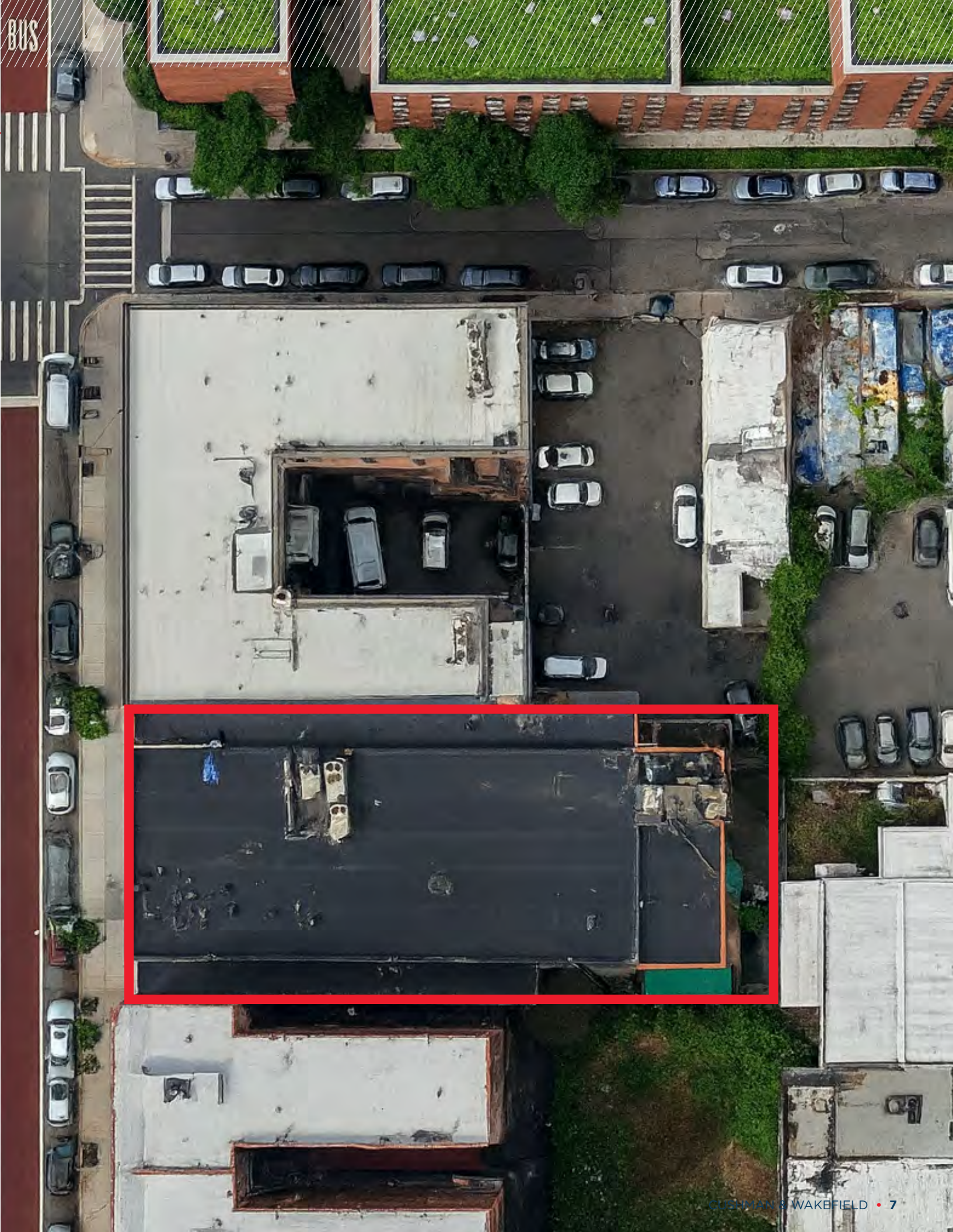
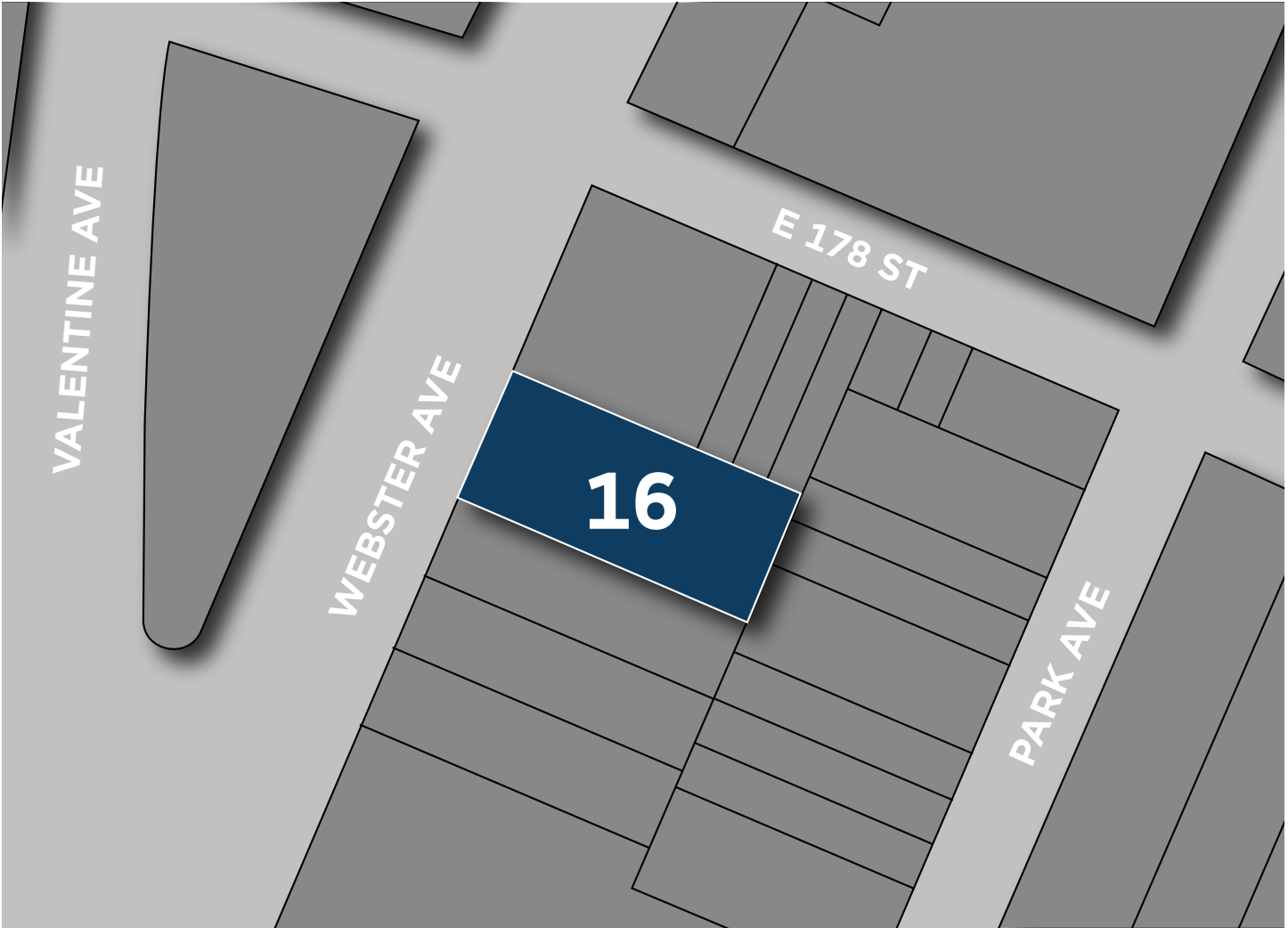
*410 & 412 E 178th Street are Permanent Easements

PROPERTY OVERVIEW

TENANT	RSF	LEASE START	LEASE EXP.	MONTHLY RENT	ANNUAL RENT	\$ / SF
Knickerbocker Dialysis INC.	19,979	Jan-15	Oct-32	\$43,532	\$522,386	\$26

LEASE ABSTRACT

TERM	MONTHLY RENT	ANNUAL RENT
11/1/2025 - 10/31/2030	\$43,532	\$522,386
11/1/2030 - 10/31/2032	\$47,885	\$574,625



LOCATION & MARKET OVERVIEW

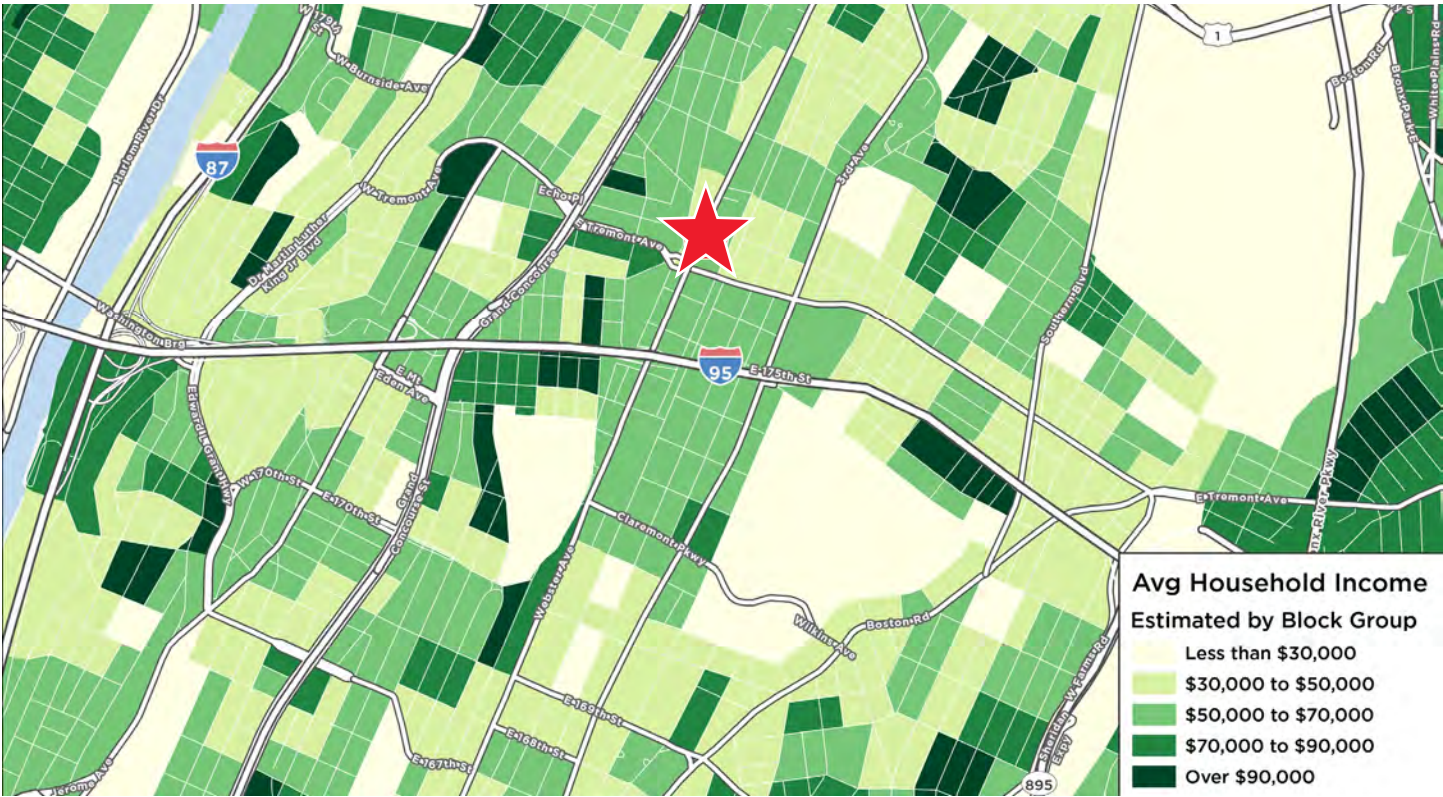
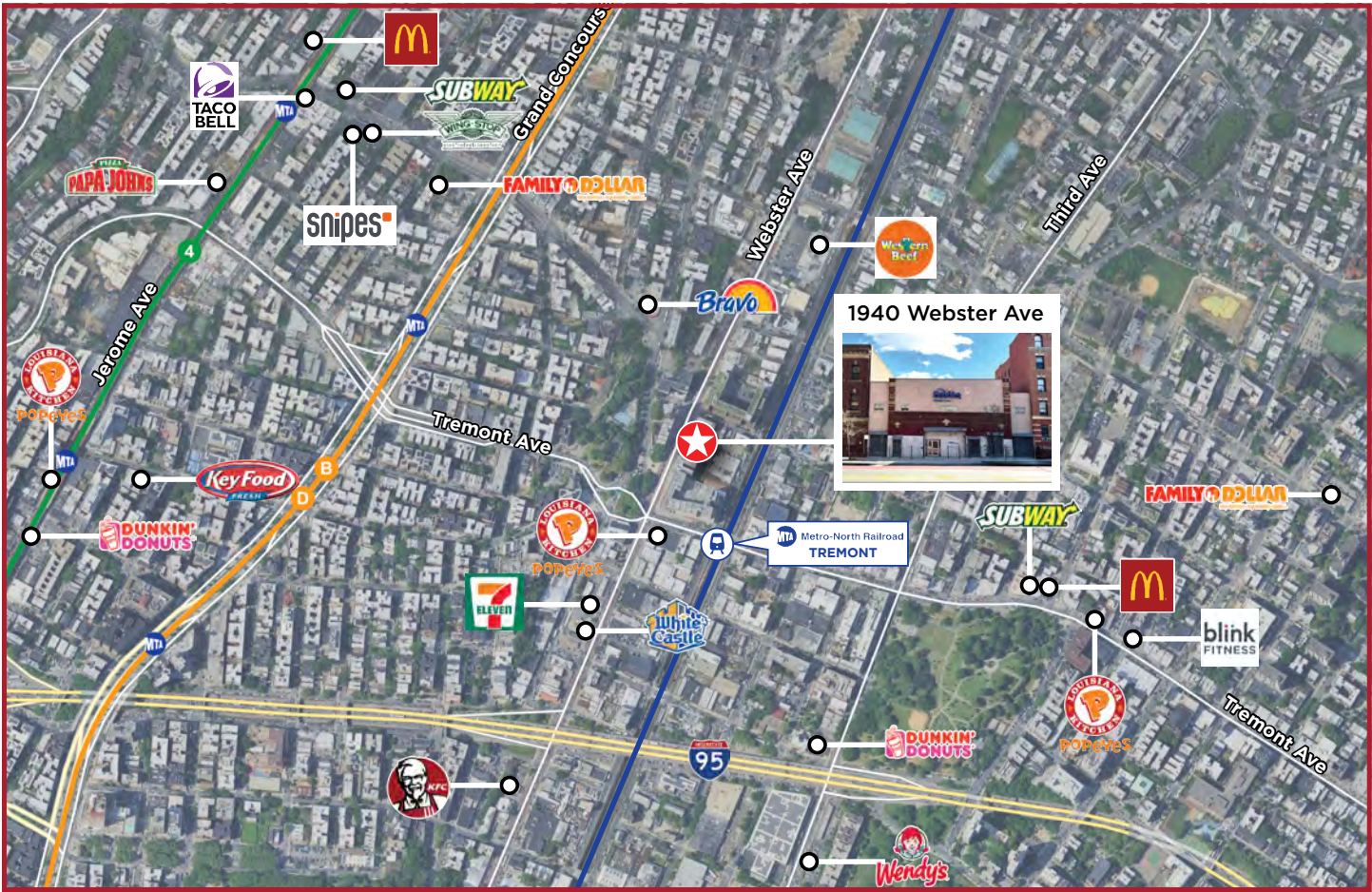
Tremont is a vibrant neighborhood in the central Bronx, known for its rich cultural diversity and historic significance. It features a mix of residential buildings, bustling commercial corridors, and green spaces like Tremont Park. The area is well-connected by public transportation, including the Tremont Metro-North station and the Tremont Avenue subway serviced by the B & D subway lines.

TENANT PORTFOLIO



Lobby of Building

DaVita is a leading healthcare provider focused on transforming care delivery to improve quality of life for patients globally. As a comprehensive kidney care provider, DaVita Inc. operates a vast network of outpatient dialysis centers, with approximately 2,675 locations across the United States. In addition, the company manages 367 outpatient centers in 11 other countries. DaVita Inc. is an established brand that provides a compelling investment opportunity and the current market capitalization is \$8.7B.



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