

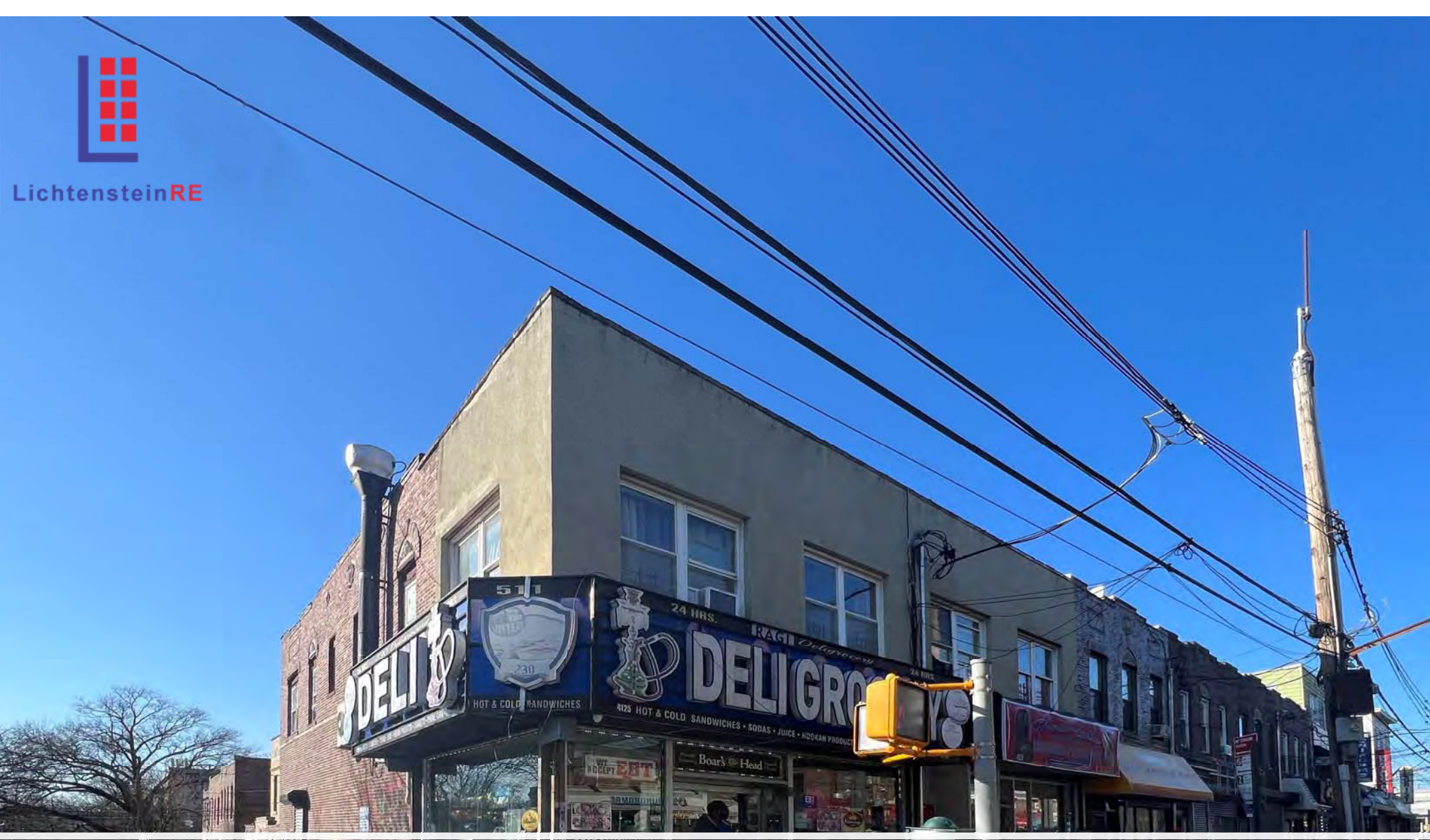
# LichtensteinRE

**8.4% Cap Rate \$2,200,000 Non-Negotiable Price for Sale  
4125 and 4127 White Plains Road Bronx, New York  
10466**

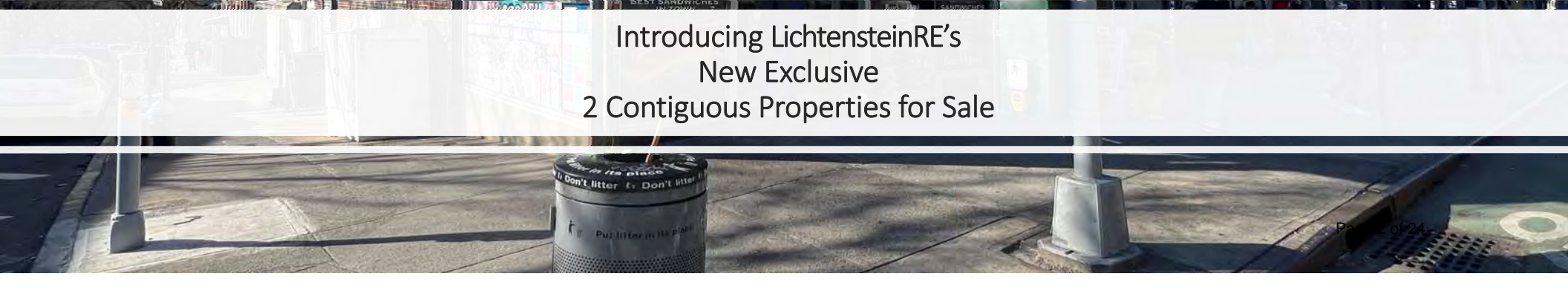




LichtensteinRE



Introducing LichtensteinRE's  
New Exclusive  
2 Contiguous Properties for Sale





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## ANDREW LICHTENSTEIN, INC.

(Licensed Real Estate Broker) The One Stop Real Estate Shop  
Commercial Real Estate Sales, Corporate Finance, Mortgage Investment Bankers & Brokers  
5770 Palisade Avenue Riverdale, New York 10471

[www.LichtensteinRE.com](http://www.LichtensteinRE.com) [AL@LichtensteinRE.com](mailto:AL@LichtensteinRE.com)

(800) 242-9888 (718) 549-5999 Fax: (866) 591-1138



## 8.38% Cap Rate Possible Projected

### FOR SALE: Our Newest Prime Retail Location Mixed-Use Property- Wakefield Bronx

**This Property is an Excellent Development Opportunity.**

**FUTURE PROJECTED IF BUILD 10/1 BEDROOM UNITS.** Projections are based on construction of 2 adjacent buildings, each with 5 apartments and a store to avoid the parking requirement. 11,702 Square feet Buildable.

#### Update

Three of the four residential units are vacant, and seller is in the process of vacating last unit in 4125 WPR Apt1. Current income is \$2,184/month. Property delivered as is or with all apartments vacant and the 2 retail units rented.

Buyer's choice to rent apartments again with a program or free market.

#### 2 Contiguous Mixed-Use Buildings

4125 & 4127 White Plains Road,  
Bronx New York 10466

### Rock Bottom Price: \$2,200,000 **Non-Negotiable**

Seller may accept 50% cash 50% seller 1<sup>st</sup> mortgage 8% interest only 3-year maturity

Possible Annual Rental Income: \$202,188

Estimated Expenses: \$17,922

NOI: \$184,266

Cap Rate: 8.38%

GRM: 10.88x

Building Size: 4,889 Square Foot (2,800SF and 2,089SF)

Lot Size: 4,816 Square Foot (3,109 SF and 1,708SF)

Description: 2 Contiguous 2-story walkup Mixed-Use Buildings. Each building consists of 2 residential units and 1 retail unit for a total of 4 residential and 2 retail units (Deli Convenience Store & Hair Salon Store).

There is also a garage with parking for 3 cars.

The properties are located in the Wakefield Section of Bronx with easy access to all transportation and only 45 minutes to NYC.

Layout: 4 x 1 Bedrooms. 2 Retail stores. Garage with 3 Parking spaces.





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## For Sale: Our Newest Prime Retail Location Mixed-Use Property- Wakefield Bronx . This Property is an Excellent Development Opportunity. See Projections Below

**FOR SALE:** ASKING PRICE Submit Offers! **\$2,200,000 ALL CASH**

PROJECTED		PROJECTED DEVELOPED	
8.38%	Cap Rate	8.07%	
11.28%	True Initial Cash On Cash Return on Equity Investment Including Net Income PLUS Depreciation Tax Deduction Benefits	10.98%	
12.03%	Immediate Proforma Cash on Cash ROI	10.80%	
10.88	= GRM Gross Income Multiplier	10.27	
\$451	= Price Per Square Foot	\$438	\$PBSF
\$366,667	= Price Per Unit	\$427,125	



### Subject Property Addresses Being Sold, Locations and Descriptions

Property Address:	Plains Road,
City, State, Zipcode:	Bronx, NY 10466
Block & Lot #	Block: 4609 Lot: 14
DESCRIPTION:	The existing property consists of 2 Contiguous 2-story walkup Mixed-Use Buildings. Each building consists of 2 residential units and 1 retail unit for a total of 4 residential and 2 retail units (Deli Convenience Store & Hair Salon Store). There is also a garage with parking for 3 cars. The properties are located in the Wakefield Section of Bronx with easy access to all transportation and only 45 minutes to NYC.

**FUTURE PROJECTED IF BUILD 10/1 BEDROOM UNITS.** Projections are based on construction of 2 adjacent buildings each with 5 apartments and a store to avoid the parking requirement.

**Property and Land Lot Size, Square Footage, Zoning, etc.**

<b>Year Built:</b>	4125 White Plains Rd	4127 White Plains Road	<b>1930</b>	
<b>Zoning District:</b>			R6, c1-4	
<b>E-Designation: None Historic District: None Landmark: None</b>				
<b>Building Class:</b>			(S2) Primarily Two Family with One Store or Office	
<b>Width Building Built:</b>	20	18.85	<b>38.85</b>	
<b>Depth Building Built:</b>	70	50.01	<b>60.01</b>	
<b>Square Footage of Building's Base Dimensions:</b>	<b>1,400</b>	<b>943</b>	<b>2,331</b>	
<b>Width Frontage Lot Land:</b>	20	18.85	<b>38.85</b>	
<b>Depth Deep Lot Land:</b>	70	70	<b>70</b>	
<b>Square Footage of Land's Lot Size:</b>	3,108	1,708	<b>4,816</b>	
<b>Maximum Potential Buildable Usable Rentable Floor Area Square Feet including buildable FAR Air Rights</b>	<b>11,702</b>	7,552	4,150	<b>11,702</b>
<b>UNUSED BUILDABLE ADDITIONAL SQUARE FOOTAGE (Or SF Over FAR)</b>	<b>6,821</b>	4,755	2,067	<b>6,822</b>
<b>TOTAL EXISTING USABLE BUILDING SQUARE FOOTAGE NOW:</b>	<b>4,881</b>	2,797	2,084	<b>4,881</b>
<b>Retail</b>	<b>2,345</b>	<b>1400</b>	<b>945</b>	<b>2,345</b>
<b>3 Car Garage</b>	0			0

**PROPOSED BRAND NEW CONSTRUCTION TO BUILD 4 STORY 12 UNIT MIXED-USE BUILDING**

**PROJECTED BUILDABLE & PICTURE BELOW SHOWS WHAT COULD BE BUILT**

<b>#UNITS</b>	<b>TOTAL Residential as of right maximum FAR Buildable</b>	<b>11,702</b>	Assuming Demolition & Construction of Maximum FAR As Of Right Development
	Potential Maximum Buildable Retail Floor Area	<b>4,817</b>	
<b>2</b>	Projected Maximum Potential USABLE Rentable/Saleable Actual Size of Retail Floor Area Square Feet including buildable FAR Air Rights after Loss Factor If Building Were Demolished And Built New From the Ground Up:	<b>4,094</b>	
		85%	Maximum Percentage Usable Residential Square Footage After Loss Factors for Hallways, Stairs, etc.
	Projected Maximum Potential USABLE Rentable/Saleable Actual Size of Residential Floor Area Square Feet including buildable FAR Air Rights after Loss Factor If Building Were Demolished And Built New From the Ground Up:	<b>5,852</b>	<b>NOT INCLUDING BONUSES FOR MECHANICAL SPACES, OR RETAIL</b>
<b>10</b>	Maximum # of Buildable Units Limited by Dwelling Unit Factor If Buyer Demolishes & Builds Maximum as of right residential USABLE FAR after Closing Assuming Each Unit is	<b>600</b>	<b>Square Feet</b>
			<b>Maximum # of Buildable Units Limited by Dwelling Unit Factor</b>



**12 TOTAL UNITS**

**Existing Now Layout of Apartment Units and Estimated Comparable Rentals of Different Unit Sizes:**

**Projected New Construction**

# of Each	APARTMENT LAYOUTS:	Rooms	Baths	Total # of Rooms	Total # of Rooms
4	1 Bedroom 1 Bathroom	3.0	1.00	4.00	12
<b>4</b>	<b>TOTAL Apartments</b>			<b>4.00</b>	<b>10</b>
<b>12</b>	<b>TOTAL NUMBER OF ROOMS</b>			<b>12.00</b>	<b>20.00</b>

**Layout Summary: 4 x 1 Bedrooms. 2 Retail stores. Garage with 3 Parking spaces.**

2	Retail (Deli Convenience Store & Hair Salon Store)				<b>2</b>
1	Garage- 3 spaces				
4	# of Free Market Rent Decontrolled Destabilized Apartments	<b>100%</b>	% of Total	Projected Monthly Market Value Of New Apartments	<b>\$2,451</b>

Financial Overview								
Income:			# of Units		POSSIBLE PROJECTED	FUTURE PROJECTED IF BUILD 10/1 BEDROOM UNITS		
RESIDENTIAL INCOME:			Current	Projected	SECTION 8	2024 FAIR MARKET RENTS		
<b>4</b>	<b>TOTAL NUMBER OF APARTMENTS</b>		<b>100%</b>		<b>4</b>	<b>10</b>		
	<b>RESIDENTIAL INCOME</b>		<b>4</b>		<b>\$99,396</b>	<b>\$294,120</b>		
	<b>Average Rent Per Month Per Apartment: Estimated</b>				<b>\$2,071</b>	<b>\$2,451</b>		
	Residential Rent Per Square Foot Per Year	Total Residential Square Footage:	<b>4,881</b>	<b>5,852</b>	\$20.36	\$50.26		
<b># of Units</b>	<b>NON-RESIDENTIAL INCOME:</b>							
	Garage	Side Building	3	0	<b>\$12,000</b>	<b>\$0</b>		
<b>2</b>	<b>Retail Stores</b>		<b>2</b>	<b>4,094</b>	<b>\$90,792</b>	<b>\$204,723</b>		
<b>2</b>	<b>TOTAL NON-RESIDENTIAL GROSS ANNUAL RENTAL INCOME:</b>			Square Foot	<b>\$102,792</b>	<b>\$204,723</b>		
<b>6</b>	<b>TOTAL GROSS ANNUAL RENTAL INCOME ACTUAL &amp; PROJECTED ALL SOURCES:</b>				<b>\$202,188</b>	<b>\$498,843</b>		
<b>EGI</b>	<b>EFFECTIVE GROSS INCOME (EGI) After Vacancy &amp; Collection Allowance:</b>				<b>\$202,188</b>	<b>\$498,843</b>		
	<b>EXPENSES: (Estimated Ordinary Operating Expenses)</b>							
	<b>Expenses: (As Per Seller)</b>					<b>ESTIMATED</b>		
	Real Estate Taxes:				\$9,242	\$9,242		
	Water & Sewer:				\$2,000	\$3,000		
	Insurance:				\$5,000	\$7,000		
	Heating Fuel: Tenants pay				\$0	\$0		
	Electric: CAM				\$480	\$600		
	Labor Payroll: Janitorial		300	Per Unit/Month	\$0	\$43,200		
	Repair & Maintenance: Estimated		\$200	Per Unit/Year	\$1,200	\$2,400		
	Management Fee : Self Managed			4%	\$0	\$19,954		
	<b>TOTAL ORDINARY OPERATING EXPENSES: (Estimated)</b>				<b>\$17,922</b>	<b>\$85,396</b>		
	Expenses Per Unit Per Year				(\$2,987)	(\$14,233)		
	Expenses Per Square Foot Per Year				\$3.67	\$17.50		
	Expenses As Percentage of EGI				9%	17%		
<b>NOI BDS:</b>	<b>NET INCOME Before Debt Service Annually: NOI BDS</b> (Based On The Above Information Before Capital Improvements, and prepayment penalty if applicable etc.)				<b>\$184,266</b>	<b>\$413,447</b>		

PRICING METRICS			FUTURE PROJECTED IF BUILD 10/ 1 BEDROOM UNITS
A)	<b>PRICE Seller will Accept All Cash</b>		<b>\$2,200,000</b>
	<b>Projected Estimated Construction Cost to Build 11,702SF Building (Price Per Square Buidable Foot)</b>	<b>\$250</b>	<b>\$2,925,500</b>
	<b>Total Cost to Build (Projected Estimate)</b>		<b>\$5,125,500</b>
A)	<b>A) Cap Rate:</b> (All Cash Purchase Cash On Cash Return On Investment Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable etc.)		<b>8.38%</b>
	GRM = Gross Rent Multiplier		10.88
	Price Per Unit		\$366,667
	Price Per Square Foot		\$451
			10.27
			\$427,125
			\$438
B)	<b>B) True Value To Efficient Hands On Self Managed Buyers, but All Lenders, Appraisers will not value it based on the following:</b>		
NOI BDS:	<b>NET INCOME Before Debt Service Annually: NOI BDS</b> (Based On The Above Information Before Capital Improvements, and prepayment penalty if applicable etc.)		<b>\$184,266</b>
	<b>B) Add Back Vacancy, Collection, Replacement Reserves &amp; Management Fee</b>		<b>\$0</b>
	<b>B) NET INCOME CURRENT PROJECTED</b> (Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable etc.)		<b>\$19,954</b>
	<b>B) Cap Rate All Cash Purchase; Cash On Cash Return On Investment</b> (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable etc.)		<b>\$184,266</b>
	<b>Depreciation Annual Tax Deduction Benefit As An Add Back to Determine Total Return Benefits Straight Line 27.5 Years After Deducting 20% of Purchase Price For Land Value</b>		<b>\$433,401</b>
	<b>Total Initial Return NOIADS Plus Depreciation Tax Deductions</b>		<b>8.38%</b>
			<b>8.46%</b>
			<b>\$64,000</b>
			<b>\$149,105</b>
			<b>\$248,266</b>
			<b>\$562,552</b>
B2) ROE w/Deprec:	<b>True Initial Cash On Cash Return on Equity Investment Including Net Income PLUS Depreciation Tax Deduction Benefits:</b> (NOIADS Plus Amortization Principal Reduction) Divided by Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty, If Applicable, etc. Subject to Change & Error)		<b>11.28%</b>
			<b>10.98%</b>

**D2) POSSIBLE? PROPOSED PERMANENT FINANCING (Subject to lender approval & closing.)**

<b>Optional Possible PRE-APPROVED FINANCING offered via 1% MORTGAGE BROKER FEE to ANDREW LICHTENSTEIN, INC. at closing.</b>			
	10 Year US Treasury Index Yield (SWAP)	4.20%	As of Date: 11/18/2024 subject to change until rate locked.
	Spread of 2% to 2.5%	1.75%	
	<b>FIXED INTEREST RATE:</b>	<b>5.95%</b>	
	<b>Amortization Schedule in Years</b>	<b>30</b>	
	<b>First Mortgage Offer Proposed by Seller</b>	<b>\$1,650,000</b>	<b>\$3,844,125</b>
	<b>Loan to Purchase Price</b>	<b>75%</b>	<b>75%</b>
<b>NOI BDS:</b>	<b>NET INCOME Before Debt Service Annually: NOI BDS</b> <small>(Based On The Above Information Before Capital Improvements, and prepayment penalty if applicable etc.)</small>	<b>\$184,266</b>	<b>\$413,447</b>
<b>D2) DS:</b>	<b>First Mortgage Offer Proposed by Lender</b> of Mortgage Broker Andrew Lichtenstein, Inc.	<b>(\$118,075)</b>	<b>(\$275,089)</b>
	Rate Constant: [Formula: Annual Debt Service P & I Divided By Mortgage Amount Borrowed]	7.16%	7.16%
	<b>DSCR = Debt Service Coverage Ratio [Formula: NABDS/Annual Debt Service]</b>	(1.56)	(1.50)
	<b>Debt Yield: [Formula: NABDS/Lender's Proposed First Mortgage]</b>	11.17%	10.76%
<b>NOI ADS:</b>	<b>NET INCOME AFTER DEBT SERVICE From Proposed New Financing: NOI ADS:</b> <small>(Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable etc. Subject to Rate Lock, Changing Rates, Terms, Withdrawal &amp; Error)</small>	<b>\$66,191</b>	<b>\$138,358</b>
<b>D2)</b>	<b>Cash Equity Required to Buy Over And Above Proposed New Financing Herein:</b> <small>(Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable, etc. Subject to Change &amp; Error)</small>	<b>\$550,000</b>	<b>\$1,281,375</b>
<b>D2) ROI:</b>	<b>ROI: Initial Cash On Cash Return on Investment With Proposed New Financing:</b> <small>(Cash Flow Divided by Equity Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty If Applicable etc. Subject to Change &amp; Error)</small>	<b>12%</b>	<b>11%</b>
<b>D2)Amort.</b>	<b>Add Back Principal Reduction Amortization Equity Buildup:</b>	<b>\$0</b>	<b>\$0</b>
	<b>Depreciation Annual Tax Deduction Benefit As An Add Back to Determine Total Return Benefits Straight Line 27.5 Years After Deducting 20% of Purchase Price For Land Value</b>	<b>\$64,000</b>	<b>\$149,105</b>
<b>D2)</b>	<b>TRUE INITIAL TOTAL RETURN: NOIADS PLUS DEPRECIATION TAX BENEFITS, PLUS AMORTIZATION PRINCIPAL REDUCTION From DEBT SERVICE:</b> <small>(Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty If Applicable, etc. Subject to Rate Lock, Changing Rates, Terms, Withdrawal &amp; Error)</small>	<b>\$130,191</b>	<b>\$287,464</b>
<b>D2) ROE:</b>	<b>True Initial Cash On Cash Return on Equity Investment: Net Income PLUS DEPRECIATION TAX BENEFITS, PLUS Amortization Principal Reduction:</b> <small>(NOIADS Plus Amortization Principal Reduction) Divided by Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty, If Applicable, etc. Subject to Change &amp; Error)</small>	<b>24%</b>	<b>22%</b>



<b>Violations:</b>	<b>A Class HPD Housing Violations:</b>	5
<b>As of Date:</b>	<b>B Class HPD Housing Violations:</b>	2
3/19/2024	<b>C Class HPD Housing Violations:</b>	3
	<b>I Class HPD Housing Violations:</b>	0
	<b>Total Number of HPD Housing Violations:</b>	<b>10</b>

**Seller's Required Terms and Conditions of Sale:** All Cash. Unconditional agreement of sale to be signed by buyer upon completion of buyer's due diligence with 10% non-refundable deposit closing in "As Is" condition, subject to any and all violations, without any contingencies except good marketable insured title at closing. Buyer must sign Broker ALI's Buyer Registration NCCFA Non-Circumvention and Conditional Andrew Lichtenstein, Inc. 1% Financing brokerage Agreement and if Buyer requires property inspection and receipt of confidential seller due diligence this shall be made available to only bona fide buyer who first submits letter of intent offer to buy satisfactory to Seller "subject to satisfactory property inspection and due diligence that includes Buyer's proof of cash funds for the required equity over proposed mortgage financing."

**Contact Seller's Exclusive Broker ONLY: Andrew Lichtenstein (800)242-9888 AL@LichtensteinRE.com Do Not circumvent Broker. No site access without Broker appointment.**

Cooperating Buyer's Broker will be paid 25% of the 2% fee received from Seller by Broker ALI. who shall be paid more per signed seller agreement.

This opportunity is limited and restricted to a single Institution or Accredited Investor. The statements, figures and information including financial analysis regarding this opportunity, business, affiliates, or affiliated matters or any of the numbers or of any economic value attributable to the subject investment et al. herein or provided hereafter at all times are received from sources believed to be reliable and authoritative, but no representation, warranty, or guarantee is made, express or implied or is to be relied upon, as to its accuracy, correctness or completeness and all is subject to errors, inaccuracies, omissions, withdrawal, cancellation, modification, constantly changing conditions, price, terms, rate, availability, prior sale, lease, rental, occupancy, vacancy, collection, arrears, approval, closing, financing, placement or other conditions, etc. all without notice and we hereby disclaim any duty or obligation to update such information. 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The materials and information shall not constitute an offer or a solicitation of an offer for the purchase or sale of any securities whatsoever or in any business affiliated herein, nor shall there be any sale of securities in any state or jurisdiction in which such an offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of such state or jurisdiction. This is not an offering, we are not licensed to solicit or sell securities. An offering may only be made by means of a prospectus supplement and accompanying base prospectus or confidential Private Placement Memorandum. To the extent that any information is deemed to be a 'forward looking statement' as defined in the rules and regulations of the Securities Act of 1933 or of the United States Private Securities Litigation Reform Act of 1995, as amended, such information is intended to fit within the 'safe harbor' provisions for forward looking information and is subject to material risk factors which may or may not be disclosed herein. Actual results may differ from expectations, estimates and projections and, consequently, you should not rely on these forward looking statements as predictions of future events. Words such as "expect," "estimate," "project," "budget," "forecast," "anticipate," "intend," "plan," "may," "will," "could," "should," "believes," "predicts," "potential," "continue," and similar expressions are intended to identify such forward-looking statements. These forward-looking statements involve significant risks and uncertainties that could cause the actual results to differ materially from the expected results. We, and any business affiliated with us, do not intend to make any investment representations about opportunities and should not be viewed as such. This message is for the named person's use only. This is the product of confidential proprietary information from Andrew Lichtenstein, Inc. whom you must pay, and protect that same is paid and not circumvented. It may contain sensitive and private proprietary or legally privileged information. No confidentiality or privilege is waived or lost by any erroneous transmission. If you are not the intended recipient, please immediately delete it and all copies of it from your system, destroy any hard copies of it and notify the sender. You must not, directly or indirectly, use, disclose, distribute, print, or copy any part of this message if you are not the intended recipient. 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Rent Roll					
4125 & 4127 White Plains Road, Bronx NY 10466					
	TYPE	QTY	MONTHLY RENT	ANNUAL RENT	LEASE INFORMATION
<b>4125 White Plains Rd</b>					
Apt 1	1 BR	1	\$2,184.00	\$26,208.00	Section 8
Apt 2	1 BR	1	\$2,033.00	\$24,396.00	
Deli	Retail	1	\$4,566.00	\$54,792.00	10 years with 10 years remaining. 3% annual increase
Garage	Space	3	\$1,000.00	\$12,000.00	
<b>4127 White Plains Rd</b>					
Apt 1	1 BR	1	\$2,033.00	\$24,396.00	
Apt 2	1 BR	1	\$2,033.00	\$24,396.00	
Hair Salon	Retail	1	\$3,000.00	\$36,000.00	5 years remaining. 3% annual increase
<b>APARTMENT TOTALS</b>					
		4	\$8,283.00	\$99,396.00	
<b>RETAIL TOTALS</b>					
		2	\$7,566.00	\$90,792.00	
<b>PARKING</b>					
		3	\$1,000.00	\$12,000.00	
<b>TOTAL</b>					
			<b>\$16,849.00</b>	<b>\$202,188.00</b>	
UNIT TYPE %					
4	1 BR	100%			
<b>TOTAL</b>		<b>100%</b>			



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## Two Contiguous Properties Located at

- 4125 and 4127 White Plains Road
- On the corner of White Plains Road and East 230 Street







- **Located in the Wakefield Section of The Bronx**





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- These 2 mixed-use properties contain a total of 2 retail units and 4 residential apartments
- A Deli-Convenience store and a Hair Salon











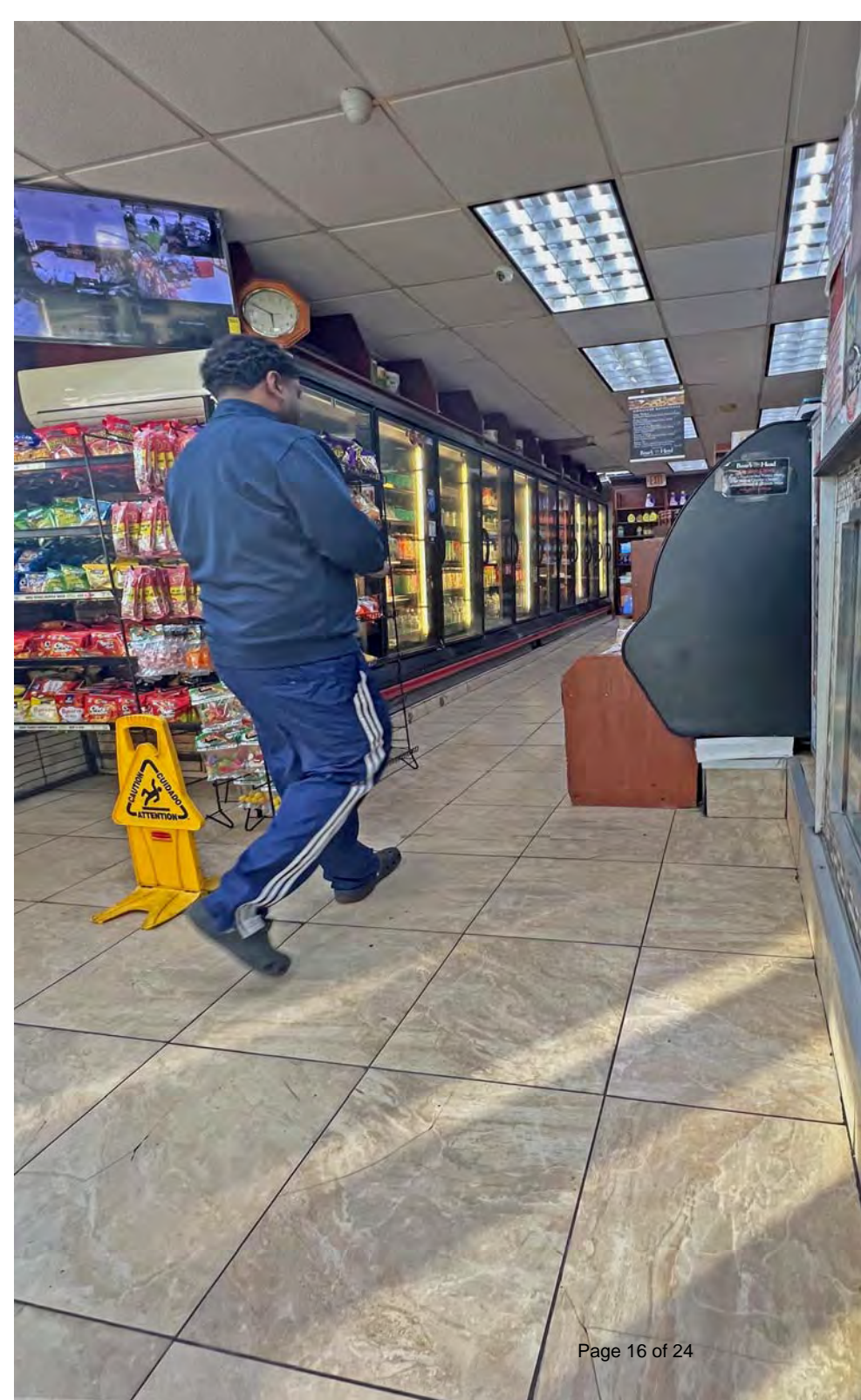
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# Hair Salon





# Deli Grocery Store







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- The properties contain a total of 4 Residential Apartments







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- **Side of the Properties on East 230<sup>th</sup> Street, Garage with 3 Parking Spaces.**







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## Prime retail location

- White Plains Road is a major north-south thoroughfare which runs the length of the New York City borough of the Bronx.
- Perfect to own a retail mixed-use property





- **Public Transportation right in front of the properties on White Plains Road**





## Subway in front of the properties





# POSSIBLE BUILDABLE



**FUTURE PROJECTED IF BUILD 10/1 BEDROOM UNITS. Projections are based on construction of 2 adjacent buildings each with 5 apartments and a store to avoid the parking requirement. 11,702 Square feet Buildable.**





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## Disclaimer

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Seller's Required Terms and Conditions of Sale: All Cash. Unconditional agreement of sale to be signed by buyer upon completion of buyer's due diligence with 5% to 10% non-refundable deposit closing in "As Is" condition, subject to any and all violations, without any contingencies except good marketable insured title at closing.

Buyer please sign Broker ALI's Buyer Registration NCCFA Non-Circumvention and Conditional Optional Andrew Lichtenstein, Inc. 1% Financing brokerage Agreement.

Contact Seller's Exclusive Broker ONLY:  
Andrew Lichtenstein  
(800)242-9888 AL@LichtensteinRE.com  
Do Not circumvent Broker.  
No site access without Broker appointment.



# Disclaimer

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LichtensteinRE

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Unless otherwise stated, any pricing information given in this message is indicative only and does not constitute an offer to deal at any price quoted. Any reference to the terms of executed transactions should be treated as preliminary only and subject to our formal written confirmation. This message cannot be considered spam as long as we include the way to be removed, Paragraph (a)(c) of S. 1618. To be removed from receiving further communication just call toll free 24 hours a day 800-242-9888, or fax to our 24 hour fax line 866-591-1138 reply “REMOVE” with your fax number, or email reply Unsubscribe REMOVE in the subject line and tell us the fax number or email address this was sent to. This message is sent in compliance of the new email bill section 301. Under Bill S. 1618 TITLE III passed by the 105th US Congress.”