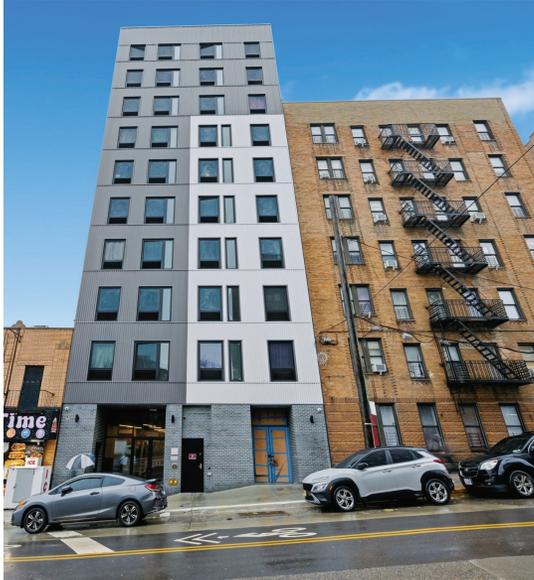




78 West 170th Street Bronx, NY 10452
Agent: Costa Vryonides - 347-393-7119 - Costa@bouklisgroup.com

Investment Overview



Introducing: For sale The Grant 39 one bedroom unit, 1 commercial space. This building construction was completed back in September of 2025. Its property taxes are under 3000 yearly and it has a 35 year tax abatement. The property encompasses 30,000 SF across 11 floors and features 40 feet of frontage. Of the 39 fully occupied residential units, 12 are affordable housing. Tenants are responsible for all utilities except water and the public electric keeping expenses very low for the owner. Amenities include, card operated laundry, bike storage and a roof deck.



For Sale

78 West 170th Street Bronx, NY 10452

Total Bedrooms	39
Total Bathrooms	42
Total Square Footage	30,000 sq. ft.
Property type	Mix-Use
Year built	2025
Key Features	35 Year Tax Abatement

\$20,000,000

Main Highlights

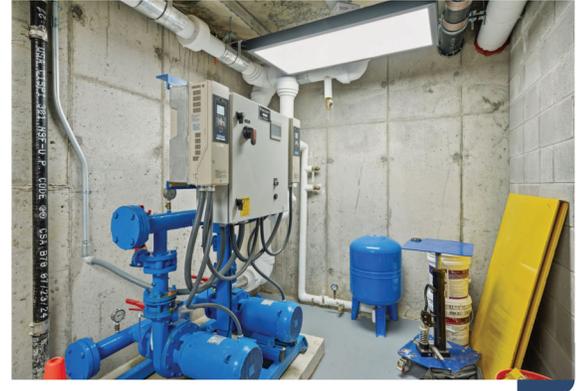
- 35 Year Tax Abatement
- 100% Occupied



Unit	Rent	Yearly	
2a	\$ 1,511.00	\$ 18,132.00	Affordable
2b	\$ 2,527.00	\$ 30,324.00	Cityfheps
2c	\$ 2,527.00	\$ 30,324.00	Cityfheps
2d	\$ 2,545.00	\$ 30,540.00	Affordable
3a	\$ 2,545.00	\$ 30,540.00	Affordable
3b	\$ 761.00	\$ 9,132.00	Affordable
3c	\$ 2,527.00	\$ 30,324.00	Cityfheps
3d	\$ 2,527.00	\$ 30,324.00	Cityfheps
4a	\$ 2,527.00	\$ 30,324.00	Cityfheps
4b	\$ 2,527.00	\$ 30,324.00	Cityfheps
4c	\$ 1,511.00	\$ 18,132.00	Affordable
4d	\$ 2,527.00	\$ 30,324.00	Cityfheps
5a	\$ 2,527.00	\$ 30,324.00	Cityfheps
5b	\$ 2,527.00	\$ 30,324.00	Cityfheps
5c	\$ 2,527.00	\$ 30,324.00	Cityfheps
5d	\$ 1,762.00	\$ 21,144.00	Affordable
6a	\$ 761.00	\$ 9,132.00	Affordable
6b	\$ 2,527.00	\$ 30,324.00	Cityfheps
6c	\$ 2,527.00	\$ 30,324.00	Cityfheps
6d	\$ 2,527.00	\$ 30,324.00	Cityfheps
7a	\$ 2,527.00	\$ 30,324.00	Cityfheps
7b	\$ 1,511.00	\$ 18,132.00	Affordable
7c	\$ 2,527.00	\$ 30,324.00	Cityfheps
7d	\$ 2,527.00	\$ 30,324.00	Cityfheps
8a	\$ 2,527.00	\$ 30,324.00	Cityfheps
8b	\$ 2,527.00	\$ 30,324.00	Cityfheps
8c	\$ 1,762.00	\$ 21,144.00	Affordable
8d	\$ 2,527.00	\$ 30,324.00	Cityfheps
9a	\$ 2,527.00	\$ 30,324.00	Cityfheps
9b	\$ 2,527.00	\$ 30,324.00	Cityfheps
9c	\$ 2,527.00	\$ 30,324.00	Cityfheps
9d	\$ 761.00	\$ 9,132.00	Affordable
10a	\$ 761.00	\$ 9,132.00	Affordable
10b	\$ 2,527.00	\$ 30,324.00	Cityfheps
10c	\$ 2,527.00	\$ 30,324.00	Cityfheps
10d			Supers Unit
11a	\$ 2,527.00	\$ 30,324.00	Cityfheps
11b	\$ 1,511.00	\$ 18,132.00	Affordable
11c	\$ 2,527.00	\$ 30,324.00	Cityfheps
Commercial	\$ 6,500.00	\$ 78,000.00	Dentist
	\$89,904.00	\$1,078,848.00	

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Expenses	Yearly
Taxes	\$ 2,279.00
Insurance	\$ 52,000.00
Water	\$ 24,000.00
PLP Electric	\$ 4,800.00
Maintenance	\$ 12,000.00
Super	\$ 45,000.00
Elevator	\$ 1,800.00
Management	\$ 43,153.92
Yearly	\$ 185,032.92



Exclusive Agent Costa Vryonides

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