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REALTY

**1826 Radcliff Ave  
Bronx, NY 10462**

**Asking Price: \$1,375,000.00**

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## ABOUT 1826 Radcliff Ave

This 8-family building in the Morris Park section of the Bronx is a great investment opportunity!

The tenancy mix consists of 8 units, 6-two bedrooms and 2-one bedroom apartments.

The building is well maintained and all units are in good condition.

The property is close to public transportation, parks, schools, restaurants, hospitals, retail stores, major highways and more.

1826 Radcliff Ave will not last long, call us today for a private viewing.

# PROPERTY DETAILS



- ▶ Parcel ID: 04126-0048
- ▶ Zoning: R4, R4A
- ▶ Property Sub-type: Residential
- ▶ Number of Properties: 1
- ▶ Number of Residential Units: 8
- ▶ Number of Total Units: 8
- ▶ Building Class: C1
- ▶ Lot Size Sq Ft: 3,742
- ▶ Total Sq Ft: 5,460
- ▶ Stories: 3
- ▶ Taxes: \$19,952.00
- ▶ Year Built: 1928
  - ▶ Gross Annual Income: \$119,495.40
  - ▶ Less Expenses: \$40,740.00
  - ▶ Net Operating Income: \$78,755.40

# Operating and Expenses Information

<b>Total Sq Ft.</b>	<b>5,460</b>
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**Income** \$119,495.40

Expenses	
Taxes	\$19,952.00
W/S	\$8,900.00
Insurance	\$2,730.00
Fuel	\$5,460.00
Electric	\$1,148.00
R/M	\$2,550.00
Management	SELF

**Total Expenses** \$40,740.00

Units	Size	Monthly	Annual	Status	Stabilized/ Destabilized
BF	2 BR	\$1,400.00	\$16,800.00	Occupied	S
BR	2 BR	\$1,155.00	\$13,860.00	Occupied	S
1F	1 BR	\$1,383.75	\$16,605.00	Occupied	S
1R	1 BR	\$1,073.17	\$12,878.04	Occupied	S
2F	2 BR	\$1,386.00	\$16,632.00	Occupied	S
2R	2 BR	\$1,378.65	\$16,543.80	Occupied	S
3F	2 BR	\$1,142.87	\$13,714.44	Occupied	S
3R	2 BR	\$1,038.51	\$12,462.12	Occupied	S
	<b>Monthly Total</b>	\$9,957.95			
		<b>Annual Total</b>	\$119,495.40		

<b>Net Operating Income</b>	\$78,755.40





# CONTACT US



## **Valon Nikçi**

CEO & Licensed Real Estate Broker

**Phone Number:** 646.321.9428

**Email Address:** [Valon@LinkNYRealty.com](mailto:Valon@LinkNYRealty.com)

### **Office Address:**

141 Parkway Road Suite 28, Bronxville, NY 10708