

FOR SALE

913 East Tremont Avenue #2,
aka 1973 Daly Avenue,
Bronx, NY 10460

New Construction Retail Condo
on Bustling East Tremont Avenue

Ariela
A member of GREY

80' on Prime East Tremont Avenue

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- ▶ 6,519 square foot new construction retail condo built in 2020 in West Farms, Bronx
- ▶ Over 80' of frontage on East Tremont Avenue surrounded by an abundance of neighborhood and local retailers
- ▶ Space can be leased by single tenant or subdivided into 4 units, making this an ideal opportunity for investors and owner/users
- ▶ Benefits from an ICAP tax abatement with minimal taxes until 2050
- ▶ Situated 3 blocks from the West Farms Sq-E Tremont Av Subway stop for access to the 2 & 5 trains

Block / Lot 3121 / 1002

Total Net Floor Area Sq. Ft. 6,519

Year Built 2020

Tax Class 4

Assessment (24/25) \$610,653

Projected ICAP Base Taxes \$4,726

*All square footage/buildable area calculations are approximate

Asking Price: \$2,400,000

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Jason M. Gold x22
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Gabriel Elyaszadeh x55
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For Financing Information:

Matthew Dzbaneke x48
mdzbaneke@arielpa.com

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Financial Summary

Projected Gross Income:	\$276,696	
Less Vacancy Rate Reserve (10.00%):	(\$27,670)	
Gross Operating Income:	\$249,026	
Less Expenses:	(\$36,602)	13% of SGI
Net Operating Income:	\$212,424	8.85% Cap Rate

Expenses (Estimated)

Real Estate Taxes with ICAP (24/25)	\$4,726	Common Interest (7.70%)	\$12,137
Insurance	\$9,778	Miscellaneous	\$9,961
Gross Operating Expenses:	\$36,602		

FOR FULL RENT ROLL CLICK HERE 

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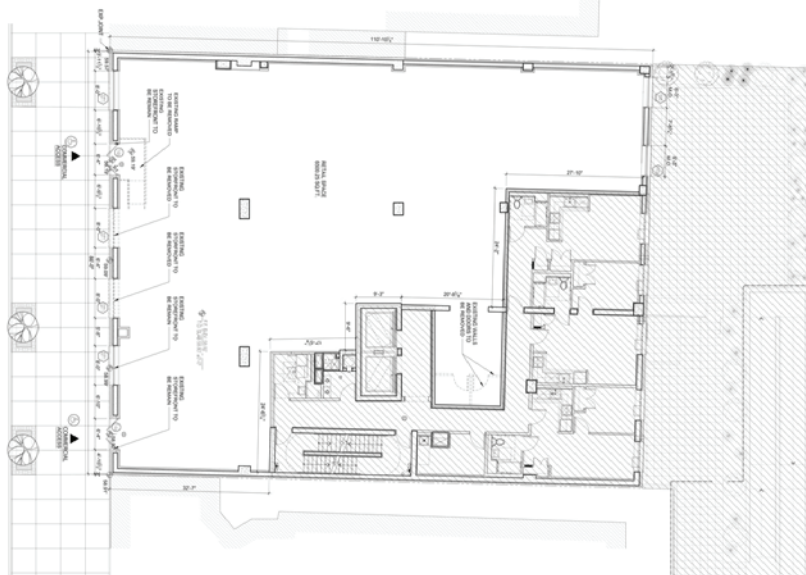
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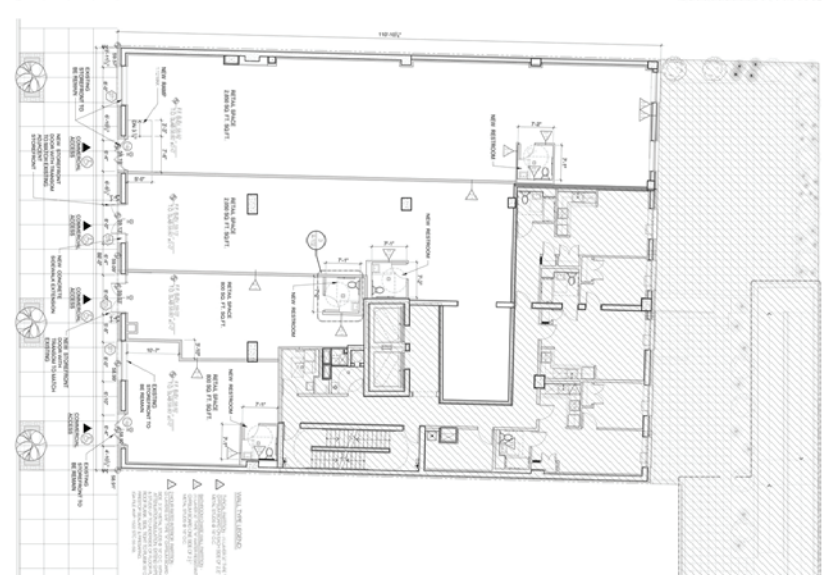


FLOOR PLANS

EXISTING 1ST FLOOR



PROPOSED 1ST FLOOR



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INTERIOR
PHOTOS



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