

920 CASTLE HILL AVENUE

BRONX, NY 10473



NNN LEASED MEDICAL OFFICE
WITH ON-SITE PARKING

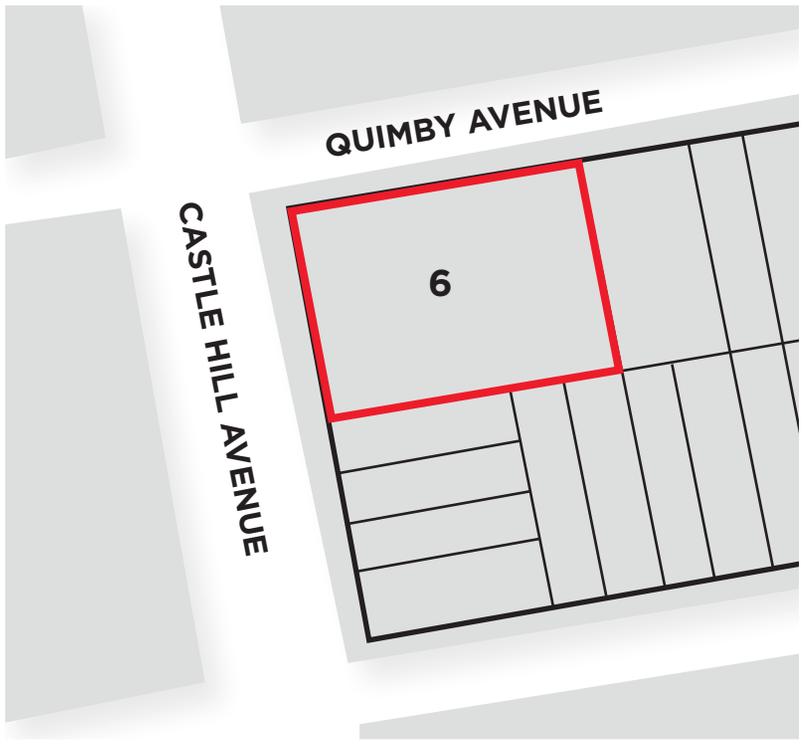


PROPERTY OVERVIEW

Cushman & Wakefield is pleased to present the sale on an exclusive basis of 920 Castle Hill Avenue (The Property), located in Unionport neighborhood of the Bronx. 920 Castle Hill Avenue is a 13,277 SF corner lot improved by a 6,700 SF one-story retail building. The property is currently occupied by Castle Hill Medical of NY, INC. who just signed a 20-year lease March 1, 2025, with 4% annual increases. The property also has on-site parking.

The Property is on the same block as the Bx5 and Bx22 Castle Hill Ave/Quimby Av bus stop and located near the Castle Hill Av station serviced by the 6-train making commuting to the property convenient. 920 Castle Hill Avenue offers a prime investment opportunity.

TAX MAP



PROPERTY INFORMATION

Address:	920 Castle Hill Avenue, Bronx, NY 10473	
Block & Lot:	3693-6	
Lot Dimensions:	103' x 128.75'	
Lot SF:	13,277	SF (approx.)

BUILDING INFORMATION

Property Type:	Professional Building/Stand Alone Retail	
Building Dimensions:	59.33' x 118.5'	
Stories:	1	
Above Grade Gross SF:	6,700	SF (approx.)
Below Grade Gross SF:	2,500	SF (approx.)
Total Gross SF:	9,200	SF (approx.)
Commercial Units:	1	

ZONING INFORMATION

Zoning:	R3-2	
Residential FAR (As-of-Right):	0.75	
Total Buildable SF (As-of-Right):	9,958	SF (approx.)
Less Existing Structure:	6,700	SF (approx.)
Available Air Rights (As-of-Right):	3,258	SF (approx.)

NYC FINANCIAL INFORMATION (26/27)

Total Assessment:	\$	638,100
Annual Property Tax:	\$	68,672
Tax Class:	4	
Tax Rate:	10.762%	

REVENUE - INCOME & EXPENSES

RETAIL REVENUE

Tenant	RSF	Lease Start	Lease Exp.	Rent Inc.	Base Rent (Monthly)	Base Rent (Annual)	\$/SF	Pro Rata Share	Tax Contrib.	Ins Contrib.	Total Contrib.	Total Annual Revenue	\$/SF
Castle Hill Medical of NY, Inc.	6,700	Mar-25	Feb-45	4.00%	\$15,600	\$187,200	\$28	100.00%	\$68,672	\$9,179	\$77,851	\$265,051	\$40

COMMERCIAL REVENUE

	RSF	\$/SF	Annual Income
Gross Annual Income	6,700	\$27.94	\$ 187,200
Tenant Reimbursements / Contributions		\$11.62	\$ 77,851
Gross Annual Income	6,700	\$39.56	\$ 265,051
Less General Vacancy / Credit Loss (3.0%)		\$1.19	\$ 7,952
Effective Gross Annual Income	6,700	\$38.37	\$ 257,100
Total Effective Gross Annual Income			\$ 257,100

EXPENSES

Type	Projection	% of EGI	\$/SF	Projected
Property Taxes	Actual	26.71%	\$0.00	\$ 68,672
Water and Sewer	Tenant Pays	0.00%	\$0.00	\$ -
Insurance	\$1.00/RSF	2.61%	\$1.0	\$ 6,700
Fuel	Tenant Pays	0.00%	\$0.00	\$ -
Electric	Tenant Pays	0.00%	\$0.00	\$ -
Reserves & Replacements	\$0.25/GSF	0.89%	\$0.34	\$ 2,300
Management Fee	2.0%/EGI	2.00%	\$0.77	\$ 5,142
Total Expenses		32.21%	\$12.36	\$ 82,814
Net Operating Income				\$ 174,285

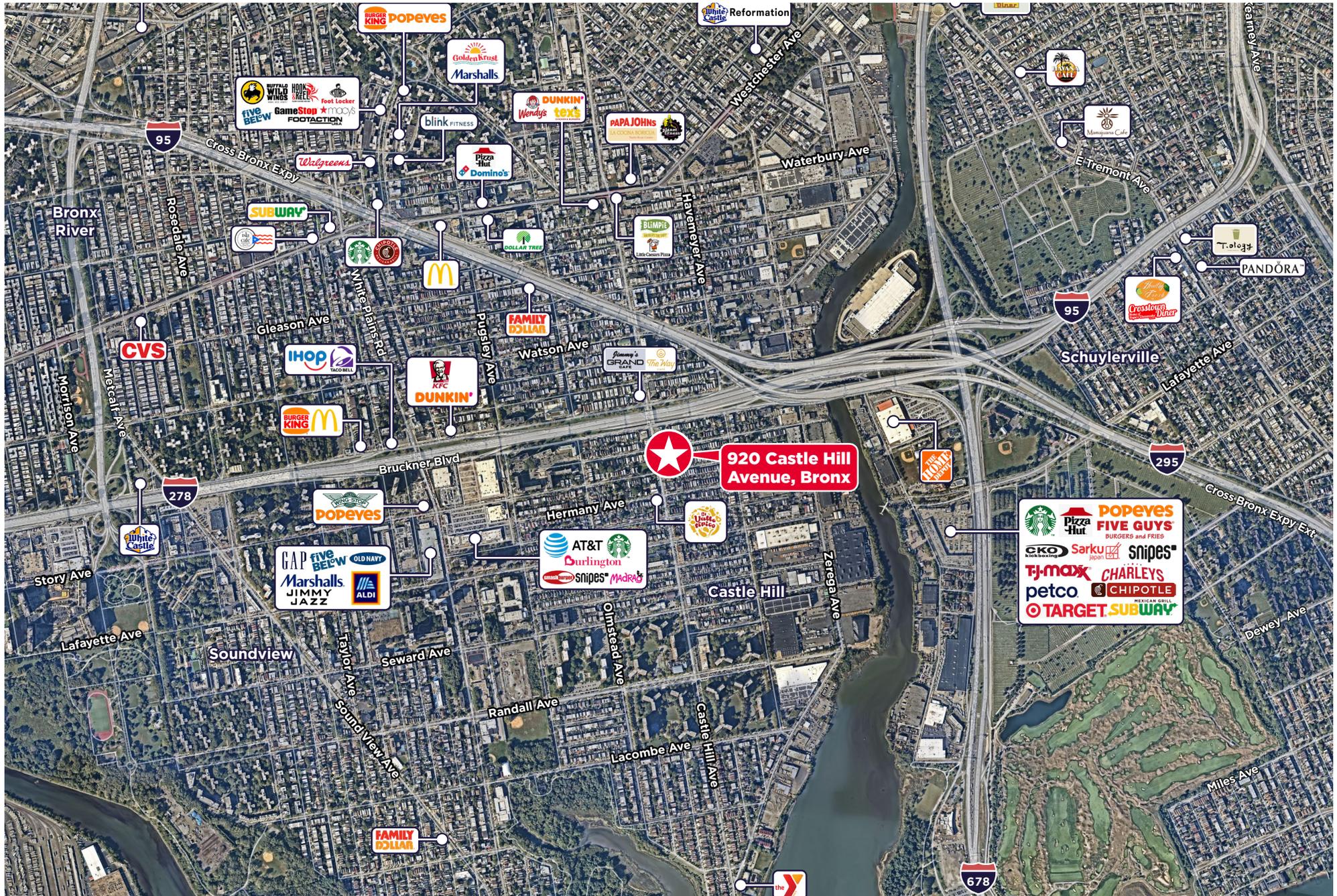
RENT SCHEDULE

Year	Monthly Rent	Annual Rent
3/1/2026	\$15,600	\$187,200
3/1/2027	\$16,224	\$194,688
3/1/2028	\$16,873	\$202,476
3/1/2029	\$17,548	\$210,575
3/1/2030	\$18,250	\$218,998
3/1/2031	\$18,980	\$227,757
3/1/2032	\$19,739	\$236,868
3/1/2033	\$20,529	\$246,342
3/1/2034	\$21,350	\$256,196
3/1/2035	\$22,204	\$266,444
3/1/2036	\$23,092	\$277,102
3/1/2037	\$24,015	\$288,186
3/1/2038	\$24,976	\$299,713
3/1/2039	\$25,975	\$311,702
3/1/2040	\$27,014	\$324,170
3/1/2041	\$28,095	\$337,137
3/1/2042	\$29,219	\$350,622
3/1/2043	\$30,387	\$364,647
3/1/2044	\$31,603	\$379,233

INTERIOR PHOTOS



NEIGHBORHOOD OVERVIEW





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