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**3179 Rochambeau Ave
Bronx, NY 10467**

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ABOUT 3179 Rochambeau Ave

Property located in R7B Zoning. Great development opportunity.

Allowed usable FAR up to 15,000 sqft.

This fully occupied five-family building offers one large three-bedroom apartment, three large two bedroom apartments, and large one bedroom apartment.

The building has a detached two-car garage as well as a long driveway and backyard. It also has a laundry room on the premises as well as an attic with very high ceilings. The building offers many opportunities to generate higher revenue, by adding additional facilities.

The property is located minutes from train stations, shops, parks, schools, Montefiore Hospital and more.

*** Information believed to be true but not warranted ***

PROPERTY DETAILS



- ▶ **Parcel ID: 03335-0126**
- ▶ **Price: \$1,999,995**
- ▶ **Zoning Description: R7B**
- ▶ **Property Sub-type: Walk-up apartment**
- ▶ **Number of Properties: 1**
- ▶ **Number of Units: 5**
- ▶ **Free Market Rents**
- ▶ **Construction type: Stone Dimensions:**
 - ▶ **50 ft x 100 ft**
 - ▶ **Lot Size SF: 5,000**
 - ▶ **Residential Sq Ft: 5,500**
 - ▶ **Stories: 2**
 - ▶ **Taxes: \$18,092**
 - ▶ **Year Built: 1929**
- ▶ **Gross Annual Income: \$106,579.20**
- ▶ **Expenses: \$37,072**
- ▶ **Net Operating Income: \$69,507.20**

Rent Roll & Expenses

Name	Unit	Rent
Gregory Kirkwood	PH	\$2,075.00
Steven Lawrence	1F	\$1,600.00
Miriam Martinez	1R	\$1,561.60
Kathleen Gonzalez	2F	\$1,650.00
Isarel Estrada-Rivera	2R	\$1,995.00
		Total: \$8,881.60

EXPENSES	
Taxes	\$18,092
Insurance	\$6,500 / year
Utilities	\$12,480 / year
Total:	\$37,072



CONTACT US



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