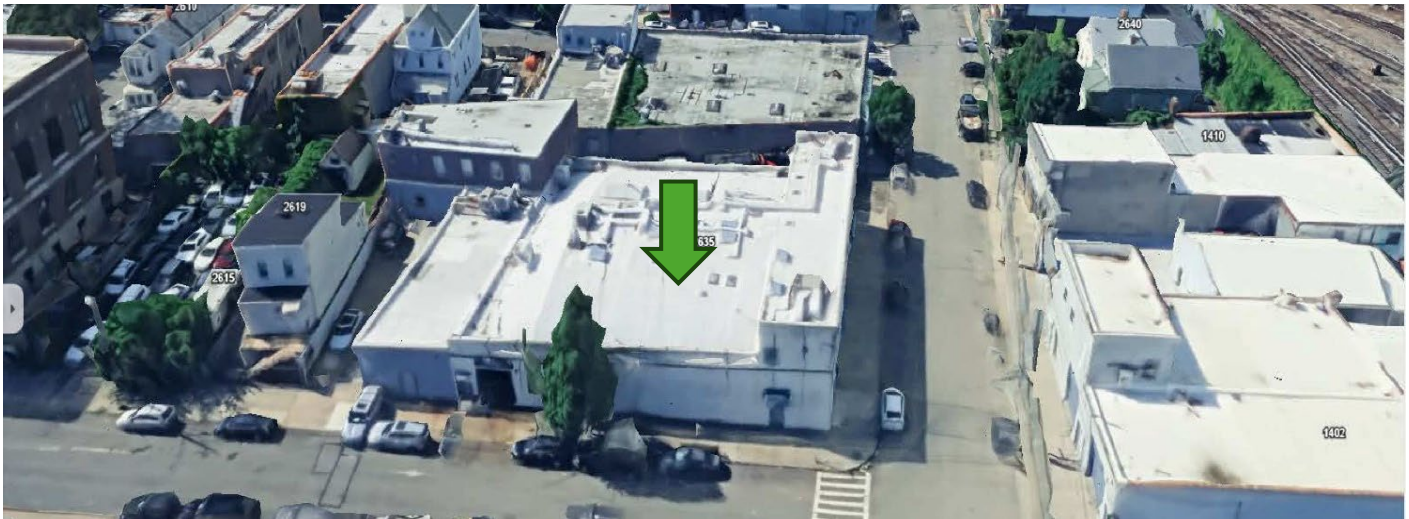


## OFFERING MEMORANDUM

# 1401 Blondell Avenue, Bronx, NY 10461

## PRIME OFFICE BUILDING FOR SALE



**Aracelis Rodriguez-Licea**  
**Real Estate Broker**

**Just In Time, SOS, Inc.**  
**Mobile: 646.295.2926**  
**Email: Arodlicea@jitsos.com**



**Just In Time, Sos, Inc.**

Forward-thinking. fast-moving

# PROPERTY SUMMARY

## EXECUTIVE SUMMARY

Offering Price	\$6,900,000
Building SqFt	12,140 SqFt
Year Built	1954
Lot Size (SF)	9,800.00 SqFt
Block/Lot	04074-0024
Zoning Type	M-1(REZONED)
County	Bronx
Lot Dimensions	98 ft x 100 ft

Just In Time, SOS, Inc. is pleased to present the opportunity to purchase an exclusive investment property. The office building consists of 12,140 Square Foot. Class M-1 (ReZoned) multi-tenant office building with 4 garages located in a rapidly growing area in the Bronx. The property address(es) are 1401 Blondell Ave., 2635 Roberts Ave., 2635 A Roberts Ave., Bronx, NY 10461

This asset is a great owner/user opportunity and also gives investors the opportunity to develop/build as zoning has recently changed. The commercial zoning designations are flexible, opening options for hospitality/building development or office users. The building is currently presenting the chance for a user to customize the space to meet their business needs, or for an investor looking for a piece of this established market area.

## PROJECTED RENT ROLL OVERVIEW

UNIT	ANNUAL RENT	LEASED FROM	LEASED TO
OFFICE 1 / GARAGE	\$156,000		
OFFICE 2 /GARAGE	\$66,000		
GARAGE 3 / OFFICE	\$42,000	1/1/2024	12/31/2028
GARAGE 4 /SMALL OFFICE	\$54,000		
TAXES	\$68,202		
NOI	\$249,798		
CAP RATE	3.45%		



# ZONING CHANGES EXECUTIVE SUMMARY

CITY PLANNING COMMISSION  
CITY OF NEW YORK  
DIAGRAM SHOWING  
ZONING CHANGE  
ON SECTIONAL MAP  
OF BOROUGH OF  
BRONX  
3d, 4a & 4b

EFFECTIVE DATE  
8/15/2024  
C. C. RESO # 545

SCALE IN FEET  
0 200 400 600 800

## NOTE:

— Indicates Zoning District Boundary

..... The area enclosed by the dotted line is rezoned by eliminating C1-2 and C2-2 Districts from within existing R4 and R6 Districts, by eliminating a Special Planned Community Preservation District (PC), by changing R4, R5, R6, C8-1, C8-4, and M1-1 Districts to R4, R6-1, R6A, R7-2, R8, R8X, C4-3, C4-4, C8-2, and M1-1A/R7-3 Districts, by establishing C2-4 Districts within existing R4 and R6 Districts and proposed R6-1, R7-2, R8 and R8X Districts, and by establishing a Special Eastchester - East Tremont Corridor District (ETC).

▨ Indicates a C1-1 District

▨ Indicates a C1-2 District

▨ Indicates a C1-4 District

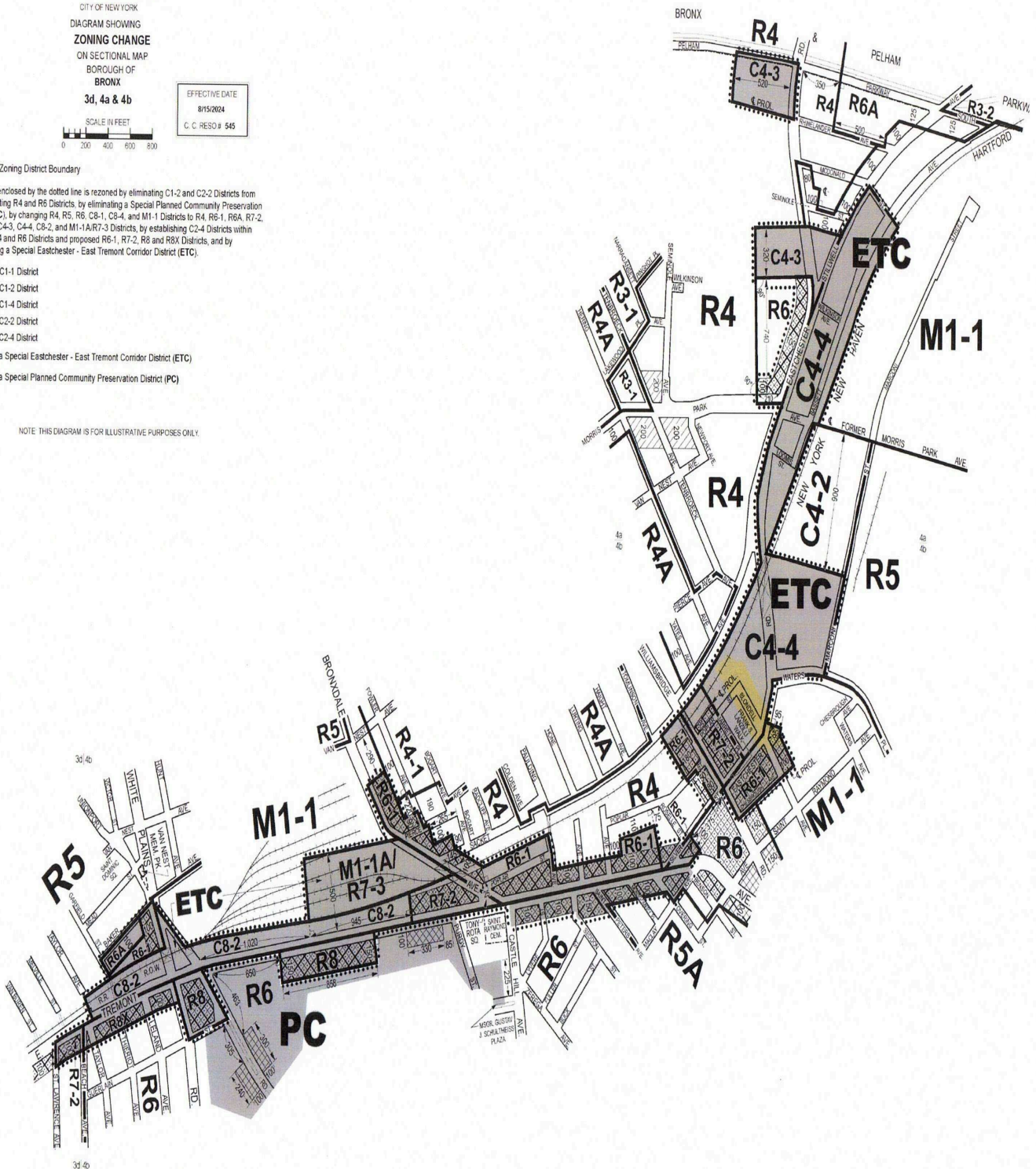
▨ Indicates a C2-2 District

▨ Indicates a C2-4 District

**ETC** Indicates a Special Eastchester - East Tremont Corridor District (ETC)

**PC** Indicates a Special Planned Community Preservation District (PC)

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.



LOCATION HIGHLIGHTS

EXECUTIVE SUMMARY

Transit

Schools

Colleges

Parks

Transit

6

 at Westchester Square–East Tremont Av0.2 miles

6

 at Middletown Rd0.35 miles

6

 at Zerega Av0.45 miles

6

 at Buhre Av0.61 miles

6

 at Castle Hill Av0.74 miles

Schools

AllElementaryMiddleHigh

School	Type	Grades	Distance
Herbert H Lehman High School	Public	9-12	0.3 mi
Santa Maria School	Private	PK-8	0.4 mi
St Francis Xavier School	Private	PK-8	0.5 mi
St Raymond Academy For Girls	Private	9-12	0.6 mi
St Raymond Elementary School	Private	PK-8	0.6 mi
Our Saviour Lutheran School	Private	K-12	0.6 mi
St. Theresa School	Private	PK-8	0.7 mi

Transit

Schools

Colleges

Parks

Colleges

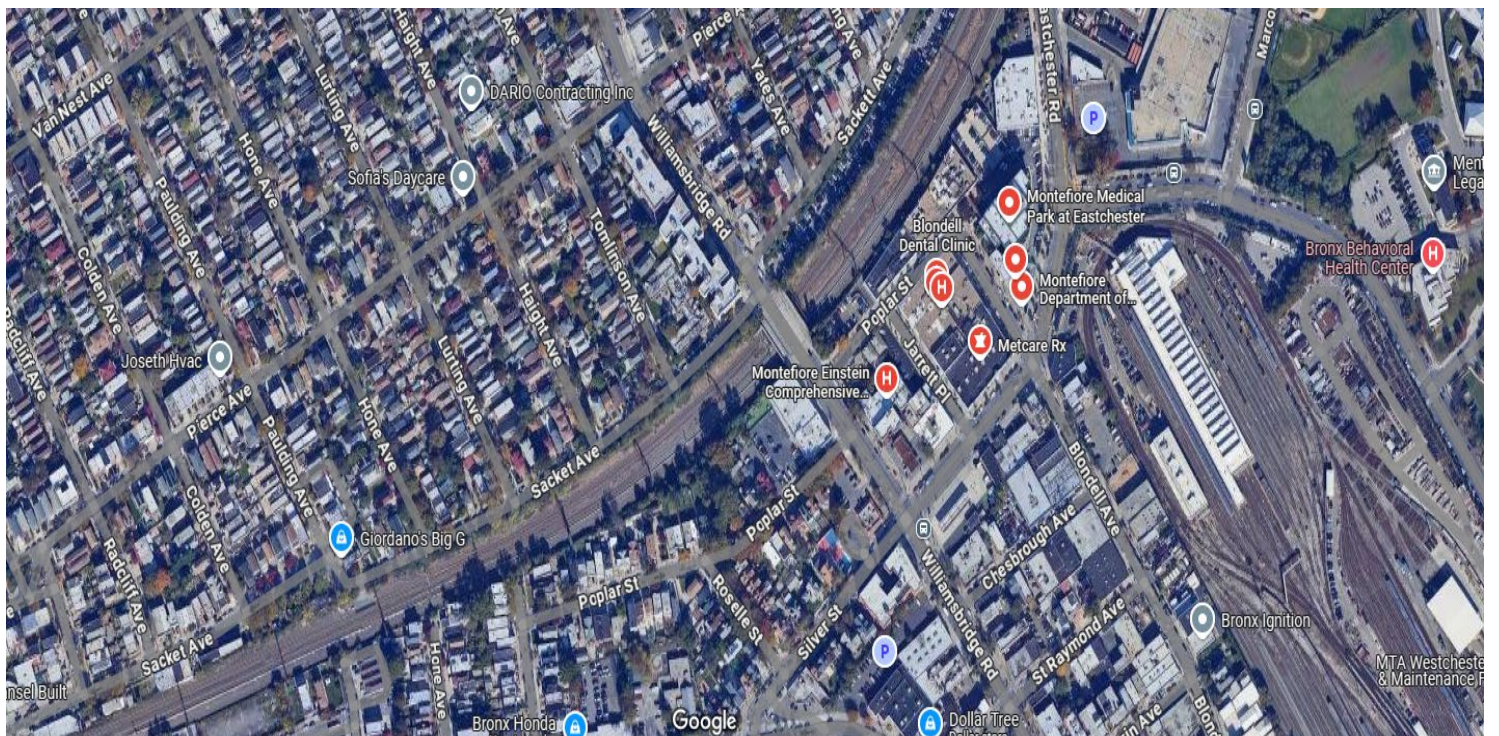
Albert Einstein College of Medicine0.69 miles





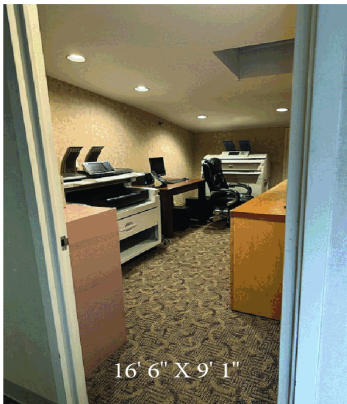
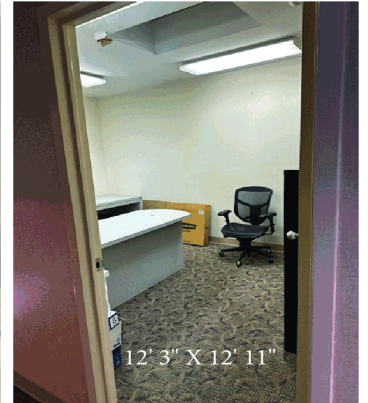
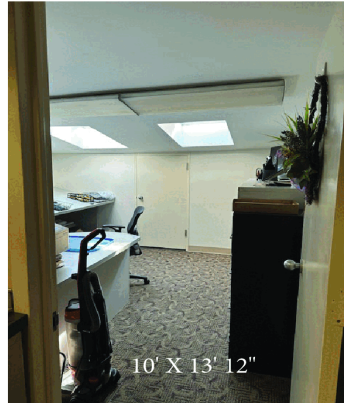
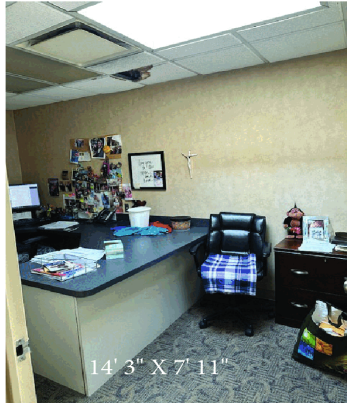
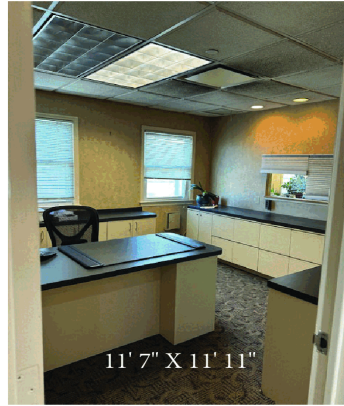
1340 Blondell Avenue, NY 10461

Aerial





# OFFICE 1 / GARAGE 1 EXECUTIVE SUMMARY





## OFFICE 2 - LIVING SPACE EXECUTIVE SUMMARY





## GARAGE 2 / SMALL OFFICE/KITCHEN/BATHROOM

EXECUTIVE SUMMARY



96'7" X 32'8"



## GARAGE 3 - SMALL OFFICE

EXECUTIVE SUMMARY





## GARAGE 4- SMALL OFFICE

EXECUTIVE SUMMARY





# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JUST IN TIME, SOS, INC. and it should not be made available to any other person or entity without the written consent of JUST IN TIME, SOS, INC..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to JUST IN TIME, SOS, INC.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. JUST IN TIME, SOS, INC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, JUST IN TIME, SOS, INC. has not verified, and will not verify, any of the information contained herein, nor has JUST IN TIME, SOS, INC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE JUST IN TIME, SOS, INC. ADVISOR FOR MORE DETAILS.



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