

*FOR SALE*

# 1173 Nelson Avenue & 1092 Anderson Avenue Bronx, NY 10452

82 Residential Units & Antenna in Highbridge, Bronx

**Ariela**  
GREA Partner





# 1173 Nelson Avenue & 1092 Anderson Avenue, Bronx, NY 10452

82 Residential Units & Antenna in Highbridge, Bronx | **FOR SALE**



- Two (2) walk-up buildings combining 70,000 SF and 82 residential units
- Residential unit mix consists of 1 studio, 31 one-bedrooms and 42 two-bedrooms, 7 three-bedrooms and 1 two-bedroom supers unit
- Additional income realized through antenna lease with profit sharing agreement (please inquire for details)
- Close proximity to each other maximizing management efficiencies
- Well maintained and professionally managed multifamily buildings with 30+ year long-term ownership
- Initial support and potential for new tax benefit
- Transportation options nearby include the Major Deegan Expressway, Jerome Avenue, Bx18A, BX13 and the 4 train at 167th Street
- Within a mile of the recently renovated Highbridge Park, Bronx Lebanon Hospital, Yankee Stadium, as well as the West Bronx Recreation Center



Exclusively Represented By  
212.544.9500 | arielpa.nyc

**Victor Sozio x12**  
vsozio@arielpa.com

**Daniel Mahfar x99**  
dmahfar@arielpa.com

**Jake Brody x62**  
jbrody@arielpa.com

**Erik Moloney x24**  
emoloney@arielpa.com

For Financing  
Information:

**Matthew Swerdlow x56**  
mswerdlow@arielpa.com

# 1173 Nelson Avenue & 1092 Anderson Avenue, Bronx, NY 10452

82 Residential Units & Antenna in Highbridge, Bronx | **FOR SALE**



	Total	1173 Nelson Avenue	1092 Anderson Avenue
Block / Lot	-	2516 / 58	2505 / 15
Lot Dimensions	-	141.39' x 101.61' (lrr)	50.49' x 91.16' (lrr)
Lot Sq. Ft.	20,696	15,958	4,738
Building Dimensions	-	141' x 85.58'	50' x 80'
Stories	-	5	5
Total Units	82	62	20
Building Sq. Ft.	69,985	53,385	16,600
Zoning	R7-1	R7-1	R7-1
FAR	3.44	3.44	3.44
Buildable Sq. Ft.	71,194	54,896	16,299
Air Rights Sq. Ft.	1,209	1,511	None
Tax Class	2	2	2
Assessment (25/26)	\$1,499,130	\$1,109,970	\$389,160
Taxes Before Exemption	\$187,391	\$138,746	\$48,645
J51 Alteration	(\$46,926)	-	(\$46,926)
Real Estate Taxes (25/26)	\$181,526	\$138,746	\$42,779
J51 Expiration Date (per NYC Open Data)			2026

\*All square footage/buildable area calculations are approximate

Asking Price: \$5,700,000 | \$81 / SF | \$69,512 / Unit

Exclusively Represented By  
212.544.9500 | arielpa.nyc

Victor Sozio x12  
vsocio@arielpa.com

Daniel Mahfar x99  
dmahfar@arielpa.com

Jake Brody x62  
jbrody@arielpa.com

Erik Moloney x24  
emoloney@arielpa.com

For Financing  
Information:

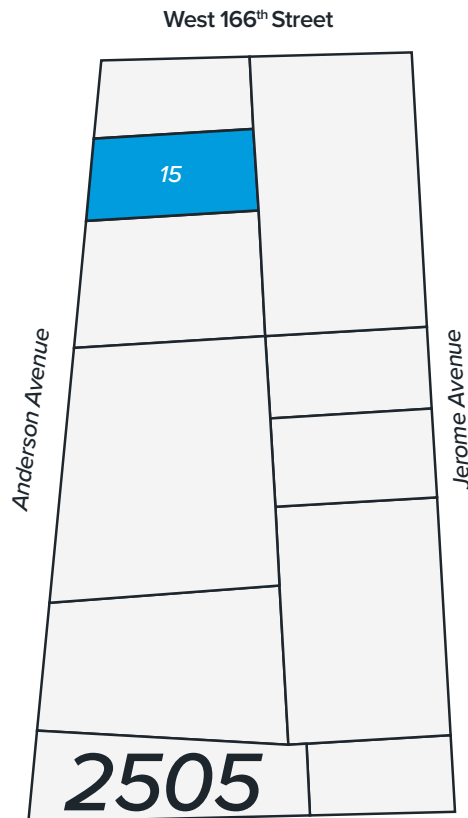
Matthew Swerdlow x56  
mswerdlow@arielpa.com

# 1173 Nelson Avenue & 1092 Anderson Avenue, Bronx, NY 10452

82 Residential Units & Antenna in Highbridge, Bronx | **FOR SALE**



## 1092 Anderson Avenue



**50.49' x 91.16'**

*Lot Dimensions (Irr)*

**4,738**

*Lot Sq. Ft.*

**5**  
Stories

**20**  
Units

## 1173 Nelson Avenue



**141.39' x 101.61'**

*Lot Dimensions (Irr)*

**15,958**

*Lot Sq. Ft.*

**5**  
Stories

**62**  
Units

Asking Price: \$5,700,000 | \$81 / SF | \$69,512 / Unit

Exclusively Represented By  
212.544.9500 | arielpa.nyc

Victor Sozio x12  
vsocio@arielpa.com

Daniel Mahfar x99  
dmahfar@arielpa.com

Jake Brody x62  
jbrody@arielpa.com

Erik Moloney x24  
emoloney@arielpa.com

For Financing  
Information:

Matthew Swardlow x56  
mswardlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. November 24, 2025 7:08 pm



# 1173 Nelson Avenue & 1092 Anderson Avenue, Bronx, NY 10452

82 Residential Units & Antenna in Highbridge, Bronx | **FOR SALE**



**1173 Nelson Avenue**



**1092 Anderson Avenue**



Asking Price: \$5,700,000 | \$81 / SF | \$69,512 / Unit

Exclusively Represented By  
212.544.9500 | arielpa.nyc

**Victor Sozio x12**  
vsozio@arielpa.com

**Daniel Mahfar x99**  
dmahfar@arielpa.com

**Jake Brody x62**  
jbrody@arielpa.com

**Erik Moloney x24**  
emoloney@arielpa.com

For Financing  
Information:

**Matthew Swerdlow x56**  
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. November 24, 2025 7:08 pm



# 1173 Nelson Avenue & 1092 Anderson Avenue, Bronx, NY 10452

82 Residential Units & Antenna in Highbridge, Bronx | **FOR SALE**



Highbridge is a historic neighborhood in the Bronx, New York City, located just north of Yankee Stadium. It's named after the High Bridge — the city's oldest standing bridge — which connects the Bronx to Manhattan over the Harlem River. The area is mostly residential, featuring a mix of prewar apartment buildings and row houses, and has a strong community feel with views of the river and easy access to parks like Highbridge Park and Mullaly Park.

## Transportation Score



100  
Public Transportation



90  
Walker's Paradise

[Visit Walk Score Website](#) →



Exclusively Represented By  
212.544.9500 | arielpa.nyc

**Victor Sozio x12**  
vsocio@arielpa.com

**Daniel Mahfar x99**  
dmahfar@arielpa.com

**Jake Brody x62**  
jbrody@arielpa.com

**Erik Moloney x24**  
emoloney@arielpa.com

For Financing  
Information:

**Matthew Swerdlow x56**  
mswerdlow@arielpa.com