



## A Special Purpose Investment Opportunity

**115 W 183rd St | Bronx, NY**

Special Purpose Property For Sale

### Contact

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## Executive Summary



### OFFERING SUMMARY

COUNTY	Bronx
BUILDING SIZE	8,000 SF
LOT SIZE	.59 Acres
ZONING	R5
SALE PRICE	\$2,650,000
TAXES	\$24,804
AVAILABILITY	Immediate

### PROPERTY OVERVIEW

Princeton Realty Group is pleased to list this vacant mixed-use SRO (Single Room Occupancy) with a community space on the first floor and basement community space. The offering consists of 10 legal SRO units, 1 SRO unit currently set up as a library and a basement with working kitchen and bar.

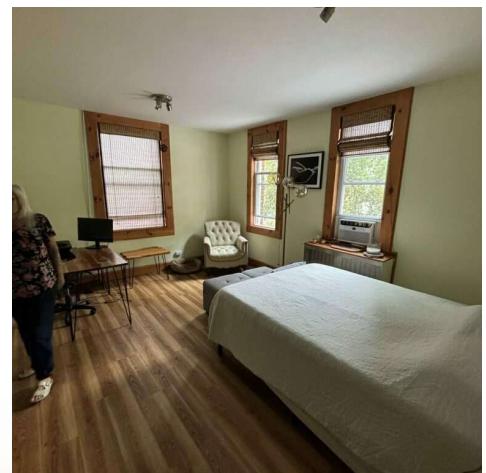
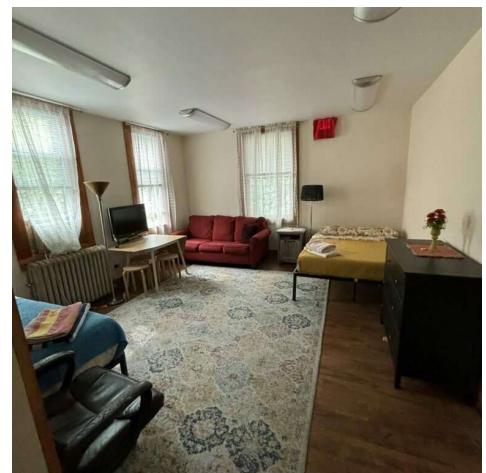
This opportunity allows for a wide variety of users including but not limited to non-profits, private investors, community homes, etc.

Recent building upgrades include: New Roof with 15 year guarantee (12 years remaining)  
Recently painted

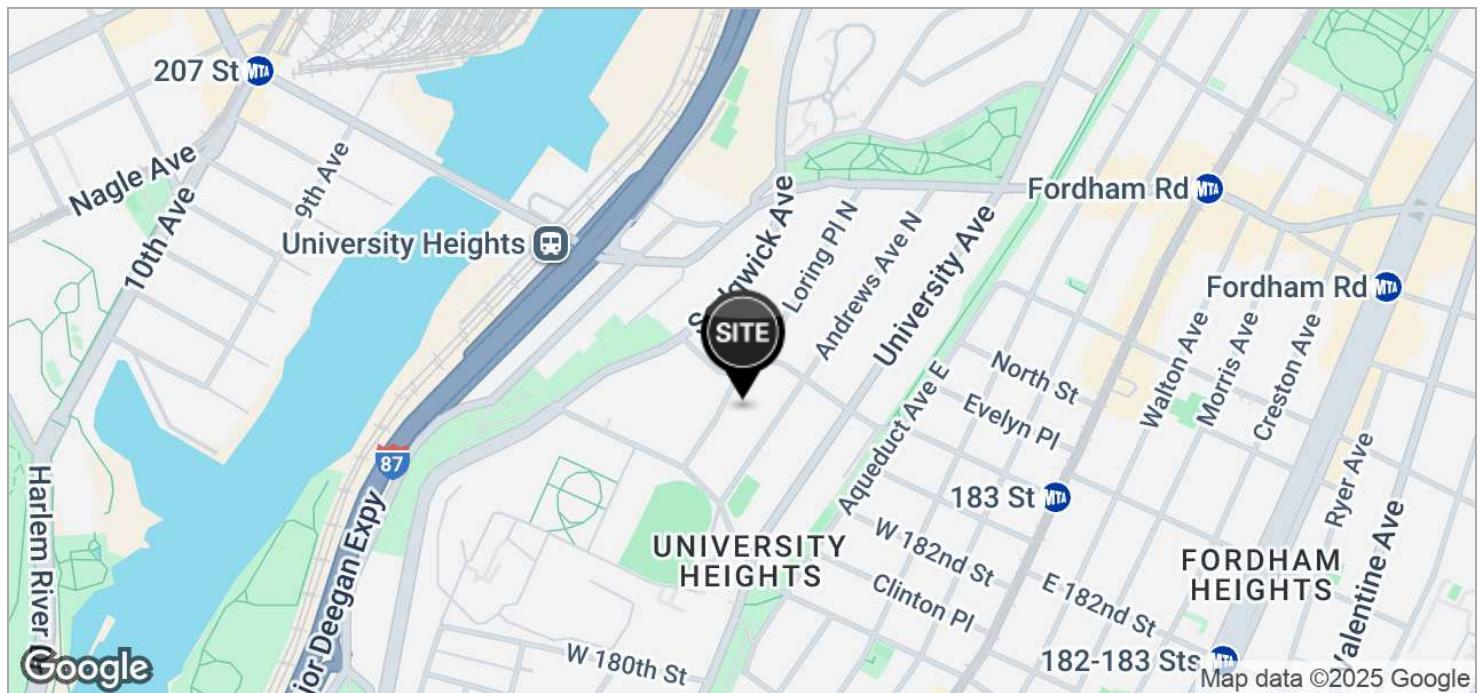
### LOCATION OVERVIEW

The property is located ....

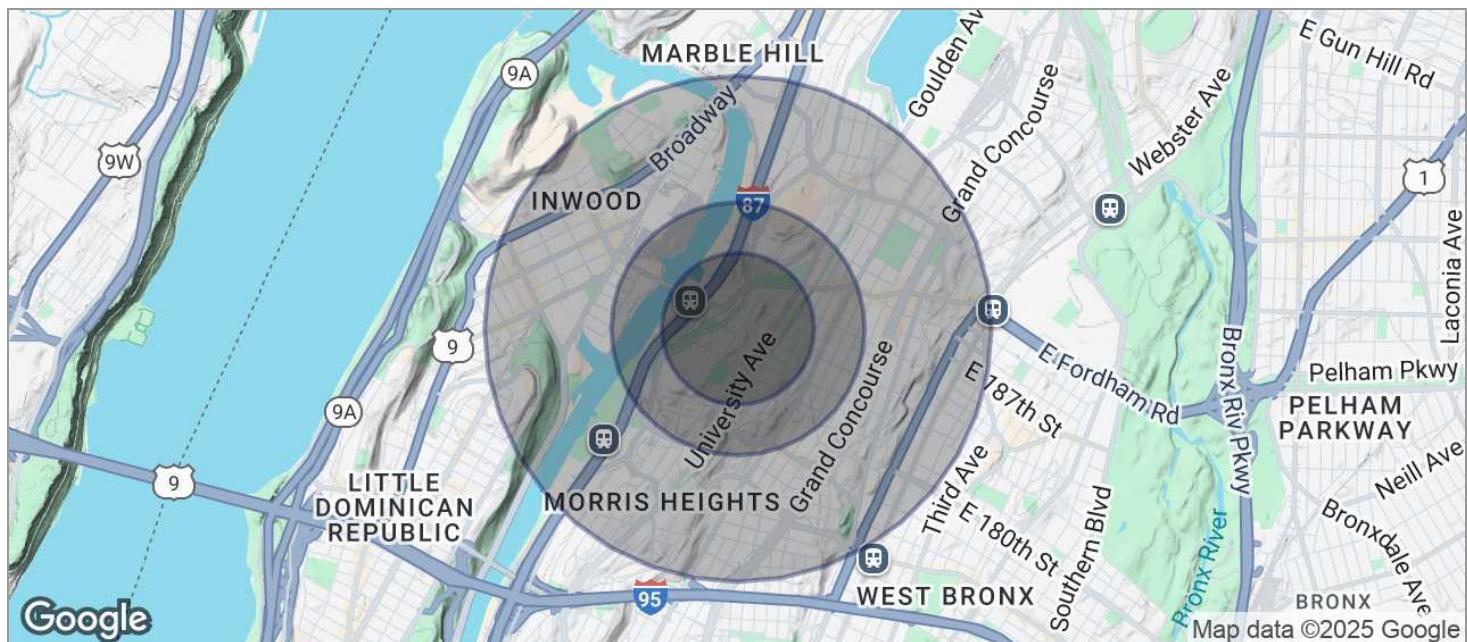
## Additional Photos



## Location Maps



## Demographics Map



POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	17,787	41,585	229,665
<b>MEDIAN AGE</b>	37	37	38
<b>MEDIAN AGE (MALE)</b>	36	36	36
<b>MEDIAN AGE (FEMALE)</b>	38	38	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	5,459	13,390	80,408
<b># OF PERSONS PER HH</b>	3.3	3.1	2.9
<b>AVERAGE HH INCOME</b>	\$56,239	\$58,181	\$58,295
<b>AVERAGE HOUSE VALUE</b>	\$773,553	\$618,854	\$505,636

\* Demographic data derived from 2020 ACS - US Census