



Webster Medical Plaza

1150 Webster Ave, Bronx, NY 10456

32,000 Sq. Ft. Medical Building

Steve Weber
Steve@HellerOrg.com
917.526.2663

54 West 21st Street, Suite #608 | New York, NY 10010 | C: 917.526.2663 | E: Steve@HellerOrg.com

PROPERTY SUMMARY

PROPERTY DESCRIPTION

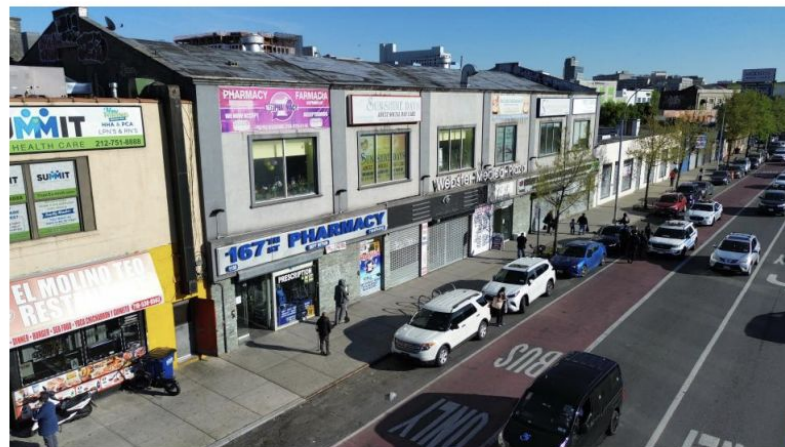
The property is a 32,340 square foot two-story building situated on a 16,341 square foot lot. The building is leased with six robust medical tenants, contributing to a stable and high-performing investment opportunity.

Originally constructed as a parking garage, the property was converted into a modern medical facility in 2014. This adaptive reuse allowed for the creation of large, flexible floor plates ideal for healthcare tenants and reflects long-term institutional demand in the area. The building's structural capacity and layout, inherited from its former use, support heavy utility loads and high foot traffic—key advantages for medical occupancy.

Located just .5 miles from the 167th St subway stop, 1150 Webster Avenue benefits from high pedestrian traffic and excellent accessibility, enhancing its value as a retail destination. This property represents an exceptional opportunity for investors seeking a low-maintenance, high-yield asset with potential for future growth in a prime urban location.

PROPERTY HIGHLIGHTS

- **Converted in 2018 From Multi-Story Parking to Medical.**
- **Located .5 Miles From 167th St Subway Stop**
- **Weighted Average Lease Term of 9.3 Years**
- **50% of Taxes Reimbursed by Tenants**
- **90% Occupancy Average Since 2018.**



Sale Price:	\$10,500,000
Building Size:	32,340 Sq. Ft.
Lot Size:	16,341 Sq. Ft.
Zoning:	M1-1
Tenants:	6
Gross Income:	\$1,000,335
Net Income:	\$783,327
Cap Rate:	7.5%
Price Per Sq. Ft.	\$325

PROPERTY DETAILS

PROPERTY INFORMATION

Address	1150 Webster Avenue
Area	Concourse Village
Block/Lot	2392/20
Lot Dimensions	124.49' x 144.37'
Lot Sq. Ft.	16,341

BUILDING INFORMATION

Building Type	Medical
Building Sq. Ft.	32,340
Total Units	6

NYC FINANCIAL INFORMATION

Assessed Value	\$1,992,150
Tax Rate	10,7620%
Gross Taxes	\$213,306

ZONING INFORMATION

Zoning District	M1-1
Base Floor Area Ratio (FAR)	-
Residential Buildable Sq. Ft.	-
Commercial FAR	1
Commercial Buildable Sq. Ft.	16,341
Inclusionary FAR	-
Inclusionary Buildable Sq. Ft.	-
Community Facility FAR	2.4
Community Facility Buildable Sq. Ft.	39,218
Industrial FAR	1
Industrial Buildable Sq. Ft.	16,341



54 West 21st Street, Suite #608 | New York, NY 10010 | C: 917.526.2663 | E: Steve@HellerOrg.com

RENT ROLL & FINANCIALS

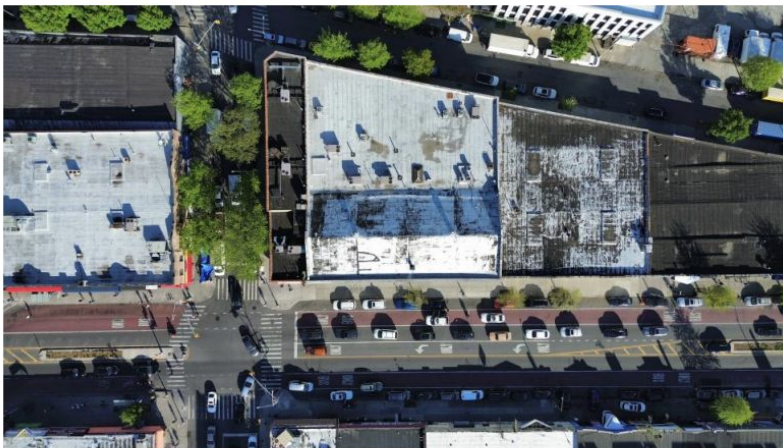
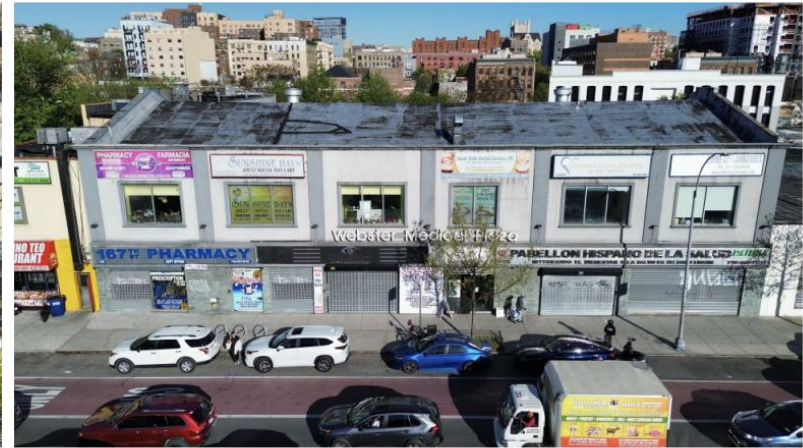
Tenant	Unit	Monthly Rent	Annual Rent	Sq Ft Occupied	\$/psf	Lease Start	Lease End	Annual RE Tax Reimbursement
Heritage Medical	2nd Floor Office	\$25,000.00	\$300,000.00	12,000	\$25.00	1/1/2015	12/31/2034	\$20,000.00
Top Class Management	1st Floor Retail	\$12,700.00	\$152,400.00	4,000	\$38.10	8/1/2018	8/31/2038	\$17,364.00
Heartguy Realty	1st Floor Retail	\$22,038.00	\$264,456.00	8,000	\$33.20	7/1/2014	6/30/2034	\$50,512.50
Cardiology Unlimited	2nd Floor Office	\$5,100.00	\$61,200.00	2,000	\$30.06	10/1/2014	10/31/2029	\$0.00
1150 Webster Pharmacy	1st Floor Retail	\$12,842.00	\$154,104.00	4,000	\$38.53	1/1/2024	7/31/2034	\$12,000.00
Total Actual Rent		\$77,680.00	\$932,160.00					\$99,876.50
Vacant-Projected	2nd Floor Office	\$6,100.00	\$73,200.00	2,000	\$36.60	TBD	TBD	TBD
Total Projected Rent		\$83,780.00	\$1,005,360.00					

Income	
Gross Income	\$1,005,360
Actual	\$932,160
Projected	\$73,200
Vacancy (5%)	-\$50,268
Effective Gross Income	\$955,092

Expenses	
RE Tax (26/27)	\$213,306
Tenant Reimbursement	-\$99,876
Insurance	\$23,000
Common Utilities	\$8,400
Part-time Super	\$12,000
Elevator Contract	\$11,600
Management (3%)	\$30,160
Repairs/Maintenance	\$25,000
Total Expenses	\$223,590

Effective Gross Income:	\$955,092
Total Expenses:	-\$223,590
Net Operating Income:	\$731,502

PROPERTY PHOTOS



54 West 21st Street, Suite #608 | New York, NY 10010 | C: 917.526.2663 | E: Steve@HellerOrg.com

All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependant on a variety of factors and should be evaluated carefully by prospective purchasers and/or tenants.

CERTIFICATE OF OCCUPANCY



Certificate of Occupancy

Page 2 of 2

CO Number: 220646424F

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001 001 14	OG	M			6A	DRUG STORE
001 001 60	OG	B			4A	AMBULATORY HEALTH CARE FACILITY (DOCTOR'S OFFICES)
002 002 80	120	B			6B	AMBULATORY HEALTH CARE FACILITY (DOCTOR'S OFFICES)
002 002 151	120	B			4A	COMMUNITY CENTER
PERFORMANCE STANDARDS FOR M1 DISTRICT TO BE COMPLIED WITH:						
END OF SECTION						