



747 Third Ave. 2nd Floor New York, NY 10117

933-B Morris Park Ave Bronx, NY 10462 Phone: 718-684-4442

PROPERTY SETUP	
10 Residential Units and 1 Commercial Unit 4-story walk-up building 2476 Arthur Ave. Bronx, NY 10458	
ADDRESS	2476 Arthur Ave
CITY	Bronx, NY 10458
NEIGHBORHOOD	Belmont
YEAR BUILT / ALTERED	1931 / 2000
BLOCK/LOT	3077-0043
LOT SIZE	2,010 SF (25ft x 80.42ft)
BUILDING SIZE	7,000 SF (25ft x 70ft)
STORIES	4 Stories
ZONING	R6, C2-4
UNITS	10 HPD Class A units 1 Commercial
LAYOUTS	
NOTES	
INCOME & EXPENSES:	
INCOME:	
Annual Rent	\$215,013.48
Total Income	\$215,013.48
EXPENSES:	
Real Estate Taxes	\$21,123
Water & Sewer	\$8,066.17
Insurance	\$12,355.41
Oil/Electric	\$8,560.81
ConEd	\$1,000.00
Super	\$6,000.00
Total Expenses	\$57,105.39
NET OPERATING INCOME:	
Net Operating Income	\$157,908.09
PRICE:	\$2,200,000.00

Above Property Offered Is Subject To Change in Price, Omissions, Errors, Prior Sale or Withdrawal Without Notice



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RENT ROLL

UNIT	TYPE	LXP	RENT
Unit 1	3 Bedrooms	Vacant	\$3,000.00
Unit 2	1 Bedroom	12/31/2025	\$1,048.68
Unit 3	1 Bedroom	03/31/2026	\$1,020.52
Unit 4	2 Bedrooms	Month to month	\$1,475.81
Unit 5	1 Bedroom	02/29/2024	\$1,158.51
Unit 6	1 Bedroom	03/31/2025	\$1,325.63
Unit 7	2 Bedrooms	07/31/2025	\$1,495.31
Unit 8	1 Bedroom	08/31/2025	\$1,026.70
Unit 9	1 Bedroom	Month to month	\$ 958.49
Unit 10	2 Bedroom	Month to month	\$1,408.14
Unit 11	C & G Arthur Ave Corp	Month to month	\$4,000.00
TOTAL			\$17,917.79



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DESCRIPTION

This 4-story residential building is located in the Belmont neighborhood of The Bronx. The building is 7,000 square feet, consisting of 10 residential units and 1 commercial Unit. Semi-attached, brick, sitting on a 25' x 80' lot. Located at 2476 Arthur Ave between 188th St and 189th St.



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