

1598 Bronxdale Avenue, Bronx, NY 10462

Vacant Corner Commercial Property with Gas Pump | **FOR SALE** or **FOR LEASE**



- Over 263' of commercial frontage
- Ample amount of parking with multiple curb cuts
- C8-1 Zoning
- 3 Buildings with enough space for over 10 vehicles
- Fully operational gas pump
- 10' to 20' ceiling heights
- Building layouts allow for multiple storefronts and second floor office space

Block / Lot	4058 / 2
Lot Dimensions	145.08' x 118.95' Irr.
Lot Sq. Ft.	6,640
Building Dimensions	100' x 53.6'
Stories	1
Total Units	2
Building Sq. Ft.	3,500
Zoning	C8-1
FAR	1.00
Buildable Sq. Ft.	6,640
Air Rights Sq. Ft.	3,140
Tax Class	4
Assessment (23/24)	\$135,450
Real Estate Taxes (23/24)	\$14,420

* All Sq. Ft. are approximate

Asking Price: \$2,250,000 | \$339 / \$/ Lot SF | 9.65% / Proforma Cap Rate

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

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For Financing Information:

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Financial Summary

Proforma Net Operating Income: \$217,185 | 9.65% Proforma Cap Rate

Scheduled Gross Income:	\$276,000	
Less Vacancy Rate Reserve (10.00%):	(\$27,600)	
Gross Operating Income:	\$248,400	
Less Expenses:	(\$31,215)	11% of SGI

Expenses (Estimated)

Gross Operating Expenses: \$31,215

Real Estate Taxes (23/24)	\$14,420
Insurance	\$4,375
Legal/Miscellaneous	\$2,484
Management	\$9,936

Rent Roll

Total Income: \$23,000 Monthly | \$276,000 Annual

Actual/Projected	Gross Sq. Ft.	Monthly Rent
Projected	3,500	\$18,000
Parking/Gas Pump	-	\$5,000

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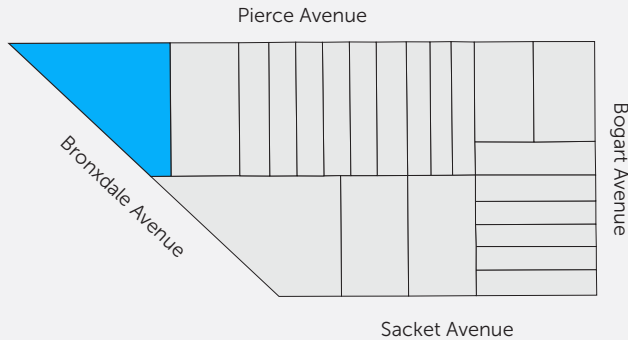
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4058 | 2 | 145.08' x 118.95' | 6,640
Block | Lot | Lot Dimensions | Lot Sq. Ft.



Located on the corner of Bronxdale Avenue and Pierce Avenue



FOOD & BEVERAGE RETAIL

Asking Price: \$2,250,000 | \$339 / \$/ Lot SF | 9.65% / Proforma Cap Rate

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