



Multi-Family Building

> Block 3127 Lot 39

• 37 Units

- 100% Occupied
- Actual 7.1% Cap
- 421A Tax Abatement

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PROPERTY OVERVIEW

P R O Links Realty has been exclusively retained to sell 935 E 179 Street. This newly constructed seven-story building is situated in the vibrant West Farms neighborhood of the Bronx.

Comprising 37 units, the property offers a diverse mix of residences, including 2 studio-bedrooms, 19 one-bedrooms, and 16 two-bedrooms. The building boasts a coveted 35-year 421-A tax abatement, providing significant financial benefits until 6/30/2056. Currently fully occupied, the property also features 12 parking spaces.

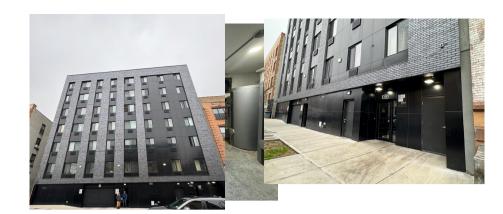
Constructed in 2021, the property spans 7,329 square feet, with a total building square footage of 26,661. Its prime location offers easy access to the 2&5 subway lines and the renowned Bronx Zoo.



PROPERTY DETAILS	
Block /Lot	2-03127-0039
Lot Size	7,329sf
Lot Dimensions	45.33' x 97.50'
Building Dimensions	Multi-Family
Building Sq Ft	26,661
Stories	7
Zoning	R7-1
Residential Units	37
Parking	12
Tax Class	2
421 Tax Abatement	until 6/30/2056
RE Tax (23/24)	\$6,311/Annual
Occupancy	100%
NOI	\$913,845
Cap Rate at Asking	7.1%
Asking	\$12,900,000

931 E 179 St FOR SALE

While we strive to provide reliable information, we cannot guarantee its accuracy. Square footage, age, zoning, and lot size are approximate, and buyers should independently verify them. Any projections or estimates are for example purposes only and should not be relied upon for future performance. We have gathered information from sources we believe to be reliable, but buyers should confirm details independently. The value of the investment depends on various factors, including income, tax implications, and legal considerations, which should be evaluated by a professional advisor.













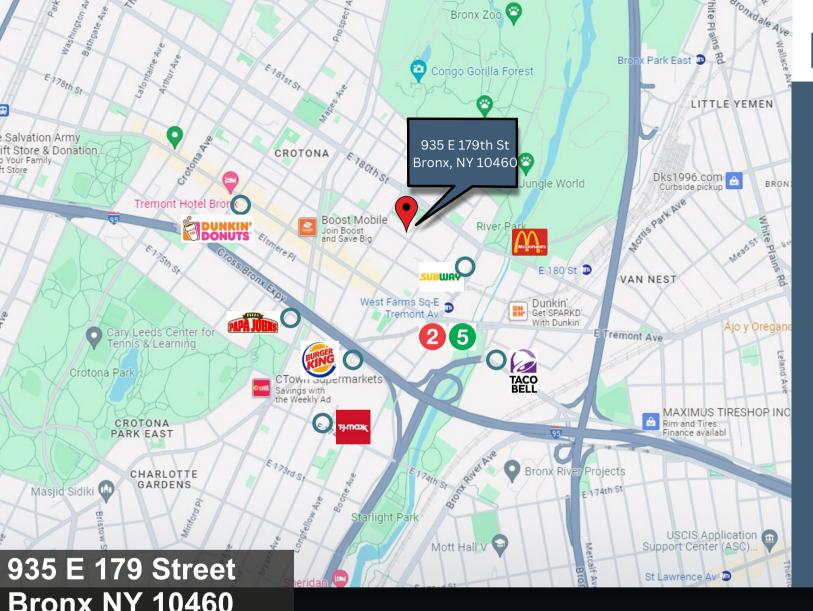






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935 East 179th Street is a one minute walk from the 2 7 Avenue Express and the 5 Lexington Avenue Express at the West Farms Sq-E Tremont Av stop. This location is in the West Farms neighborhood in New York. Nearby parks include Vidalia Park, Volky Flower Garden and Mapes Ballfield.

931 E 179 St FOR SALE

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