

Multi-Family
Building

Block 3127
Lot 39

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

935 E 179 Street
Bronx NY 10460

931 E 179 St
FOR SALE

Asking Price **\$12,900,000**

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PROPERTY OVERVIEW

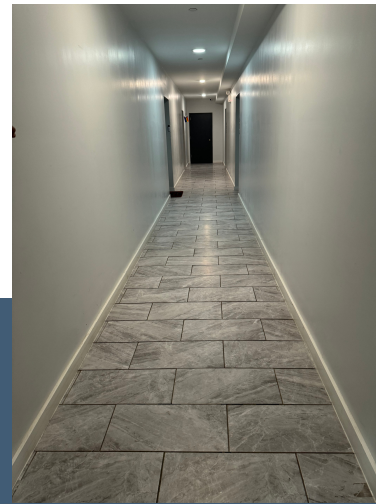
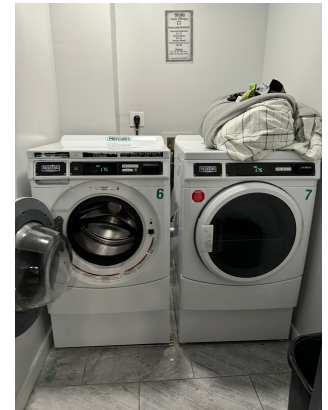
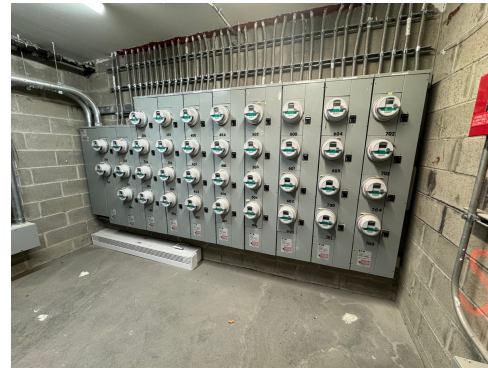
PRO Links Realty has been exclusively retained to sell 935 E 179 Street. This newly constructed seven-story building is situated in the vibrant West Farms neighborhood of the Bronx.

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.

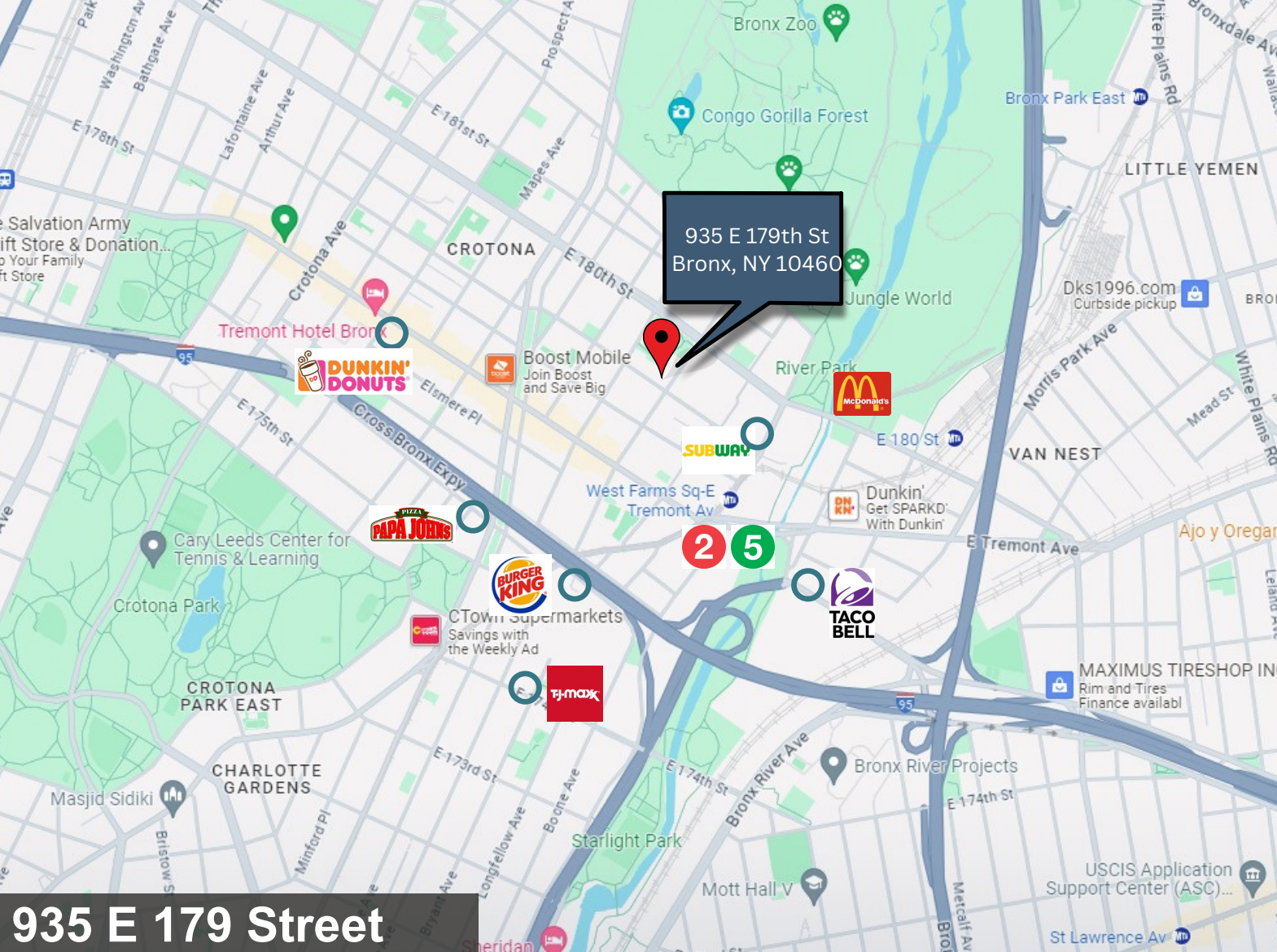
Constructed in 2021, the property spans 7,329 square feet, with a total building square footage of 26,661. Its prime location offers easy access to the 2&5 subway lines and the renowned Bronx Zoo.

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

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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.

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