



1321 OAK POINT AVE HUNTS POINT, BRONX

- FULLY OCCUPIED PROVIDING STRONG CASH FLOW
- 25,000 SF SINGLE STORY INDUSTRIAL ASSET
- 350' OF FRONTAGE

SOMERSET

ANDREW ROTH
Licensed Real Estate Broker

Office: 212.825.1300
Mobile: 646.431.7947
aroth@somersetres.com

1321 OAK POINT AVE

HUNTS POINT, BRONX

EXECUTIVE SUMMARY

Somerset Real Estate LLC is pleased to announce it has been retained on an exclusive basis to arrange for the sale of 1321 Oak Point Ave located in the Hunts Point neighborhood of the Bronx. The 25,000 SF single-story industrial asset is located on the corner of Oak Point Ave between Bryant and Longfellow Avenues. This will be the first change of ownership in 30 years.

Situated in a strong industrial hub of the Bronx on a 25,000 SF lot, the Property is fully occupied by nine tenants, all of which are directly metered with exclusive curb cuts to provide for car/truck access.

The Owner currently occupies 12,500 SF of the newly altered building which boasts 22' ceilings and is column free with drive-in access on Bryant Ave and loading access on Longfellow Ave. This half of the building can benefit a user or capture additional rental income.



PROPERTY HIGHLIGHTS



Separate Utilities
Gas & Heavy Duty
Electric



8 Bathrooms



8 Curb Cuts



Sprinkler System



8 Roll-up Gates



8 Man Doors

SOMERSET

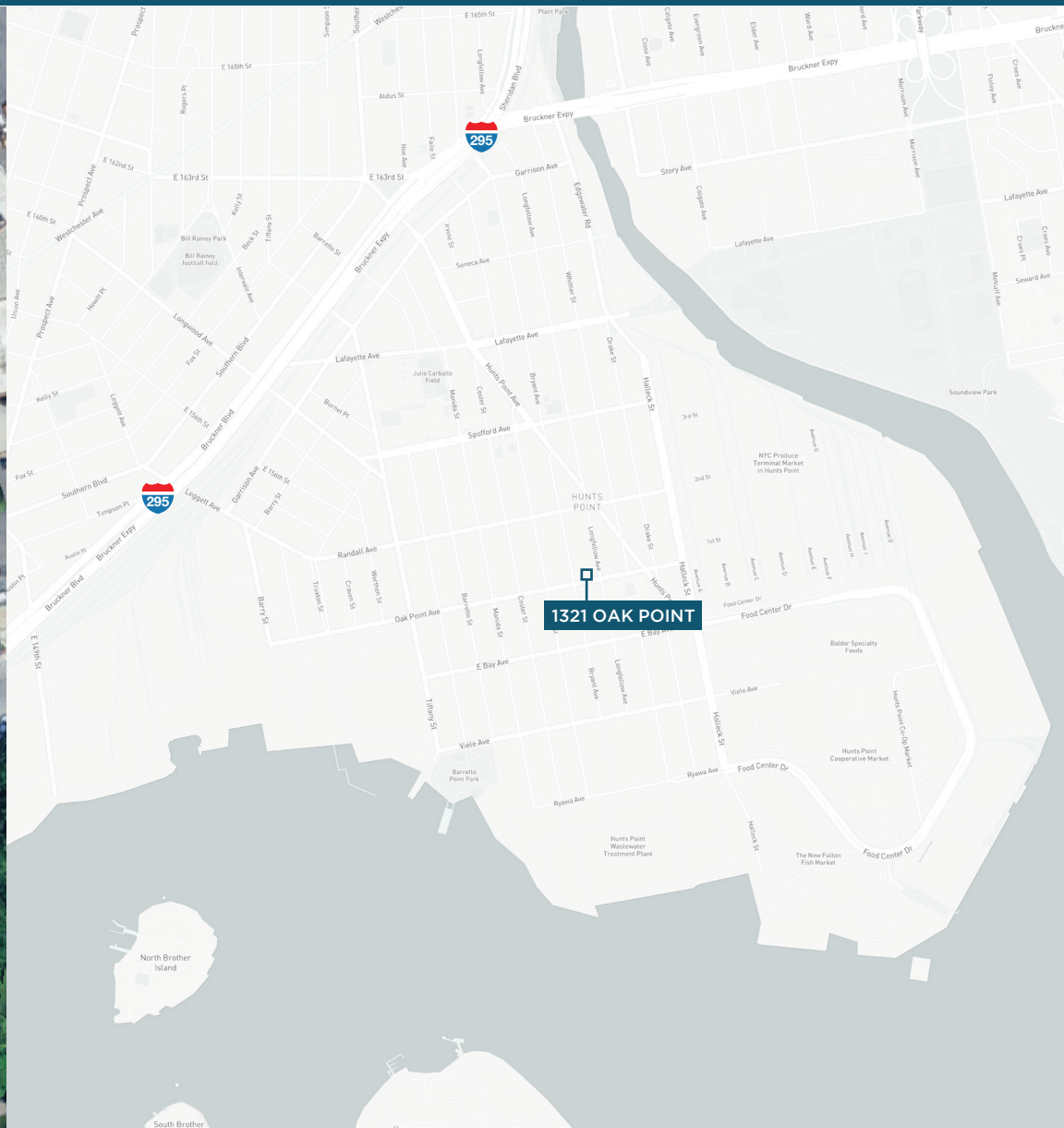
ANDREW ROTH

Licensed Real Estate Broker

Office: 212.825.1300
Mobile: 646.431.7947
aroth@somersetres.com

1321 OAK POINT AVE

HUNTS POINT, BRONX



SOMERSET

ANDREW ROTH
Licensed Real Estate Broker

Office: 212.825.1300
Mobile: 646.431.7947
aroth@somersetres.com

1321 OAK POINT AVE

HUNTS POINT, BRONX

PROPERTY PHOTOS



SOMERSET

ANDREW ROTH
Licensed Real Estate Broker

Office: 212.825.1300
Mobile: 646.431.7947
aroth@somersetres.com

1321 OAK POINT AVE

HUNTS POINT, BRONX

FINANCIAL SUMMARY

PROPERTY INFORMATION	
Address	1321 Oak Point Ave
Submarket	Hunts Point
Block & Lot	2769-80
Lot SF	25,000

BUILDING INFORMATION	
Property Type	Industrial
Stories	1
Year Built / Last Altered	1928 / 2004

ZONING INFORMATION	
Zoning	M1-2
Commercial FAR (AS-OF-RIGHT)	2
Residential FAR (AS-OF-RIGHT)	0
Total Comm. Buildable SF (AS-OF-RIGHT)	50,000 SF
Less Existing Structure	25,000 SF
Available Air Rights (AS-OF-RIGHT)	25,000 SF

REVENUE & EXPENSES					
Tenant	SF	Mthly Rent	Annual Rent	PPSF	LXP
Tropical Market	4,000 SF	\$8,000	\$96,000	\$24	Sep-28
Two-Way Collision	2,000 SF	\$4,500	\$54,000	\$27	Nov-26
Medina	2,000 SF	\$3,000	\$36,000	\$18	No Lease
Two-Way Collision	700 SF	\$1,500	\$18,000	\$26	Nov-26
Amado Trans	1,400 SF	\$3,296	\$39,552	\$28	No Lease
Frank's Auto Repair	1,200 SF	\$2,500	\$30,000	\$25	No Lease
AV Auto Repair	1,200 SF	\$3,607	\$43,284	\$36	Feb-27
MOB	10,000 SF	\$10,000	\$120,000	\$12	Owner
Eastern Roadside	2,500 SF	\$5,000	\$60,000	\$24	Nov-25
Totals	25,000 SF	\$51,403*	\$616,836*		
Gross Annual Income			\$616,836	\$24.67	
Less Vacancy / Credit Loss (3%)			\$(18,505)	\$(0.74)	
Effective Gross Income			\$598,331	\$23.93	
Expenses	% of EGI	PPSF	Annual		
RE Taxes	14.91%	\$3.57	\$89,235		
Water & Sewer	0.75%	\$0.18	\$4,500		
Insurance	2.17%	\$0.52	\$13,000		
Electric	0.00%	-	-		Tenant Pays
Gas	0.00%	-	-		Tenant Pays
Management (2% of EGI)	2.00%	\$0.48	\$11,967		
Total Expenses	19.84%	\$4.75	\$118,702		
Net Operating Income			\$479,629		

* MOB is currently owner occupied at below market PPSF, Annual rent column calculated at potential \$24 PPSF for MOB space.