



INVESTMENT OPPORTUNITY

93 E 233RD ST, BRONX, NY 10470

valon@linknyrealty.com | (646) 321-9428

ABOUT LINK NY REALTY ◀

We specialize in connecting motivated sellers with active investors across New York's ever-evolving real estate market. With access to over 200,000 properties and a network of more than 50,000 investors—including individuals, syndicates, and institutional groups—we help clients close deals quickly and strategically.

Our team represents a diverse portfolio of property types, from commercial and multifamily buildings to development sites, retail spaces, and mixed-use assets. We're also proud to offer a robust selection of off-market properties, giving our clients a competitive edge in a fast-moving landscape.

Whether you're selling or investing, our mission is simple: deliver value, maximize opportunity, and get results through experience, discretion, and deep market knowledge.

20+

Years of
Operations

\$65M+

Closed Sale Volume in
the Past 12 Months

\$1B+

Closed Sales Volume
Overtime

100%

Listings Sold
= Happy Clients

[LINKNYREALTY.COM](https://linknyrealty.com)



linkny
REALTY



► PROPERTY OVERVIEW

Positioned in the vibrant and commuter-friendly Woodlawn section of the Bronx, 93 E 233rd Street is a rare value-add opportunity with classic charm and strategic potential.

This 3-story, pre-war multifamily building features 7 spacious units across 4,875 square feet of rentable space. Zoned R-5 with a 2.22 FAR, the property sits on a 25.17 x 86.17 ft lot, offering excellent upside for long-term investors or owners looking to reposition.

With historically low taxes, steady rental income, and proximity to key transit routes, this property offers a compelling investment in one of the Bronx's most stable rental markets.



► PROPERTY DETAILS

- Type of property: Over Six Families without Stores (C1)
- Units: 7
- Stories: 3
- GBA: 4,875 SF
- Year Built: 1927
- Taxes: \$3,195.17/unit (2024) = \$22,366.19
- Class: C
- Bldg FAR: 2.22
- Zoning: R-5
- Lot Dimensions: 25.17 x 86.17
- Building SqFt: 4,875
- Building Dimensions: 25 x 65 Ft

The building is in a solid and great condition, the roof is in a good condition as well.

► FINANCIAL SNAPSHOT

RENT ROLL

UNIT	MONTHLY RENT
1F	\$1,000.00
1R	\$1,500.00
2F	\$1,085.37
2R	\$1336.00
3F	\$1,201.12
3R	\$1,500.00
Basement	\$854.16

TOTAL MONTHLY RENTAL INCOME: \$8,476.65
TOTAL ANNUAL RENTAL INCOME: \$101,719.80

EXPENSES

CATEGORY	ANNUAL COST
Insurance	\$10,875
Gas & Electric	\$9,908
Water	\$1,510

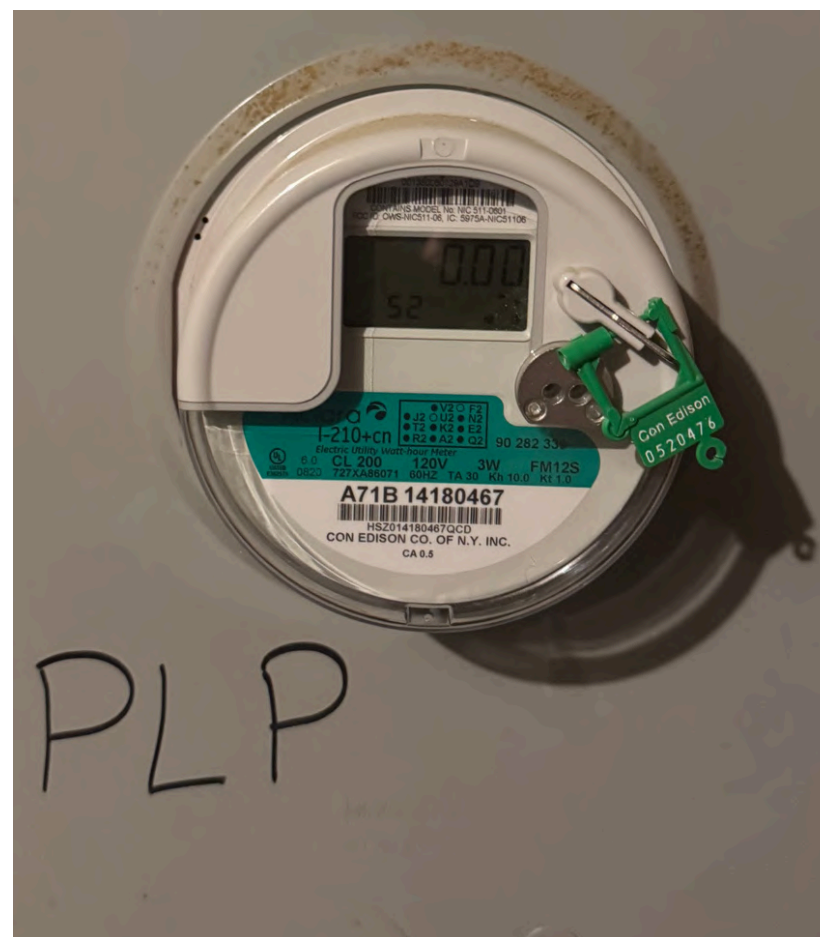
TOTAL ANNUAL EXPENSES: \$22,293

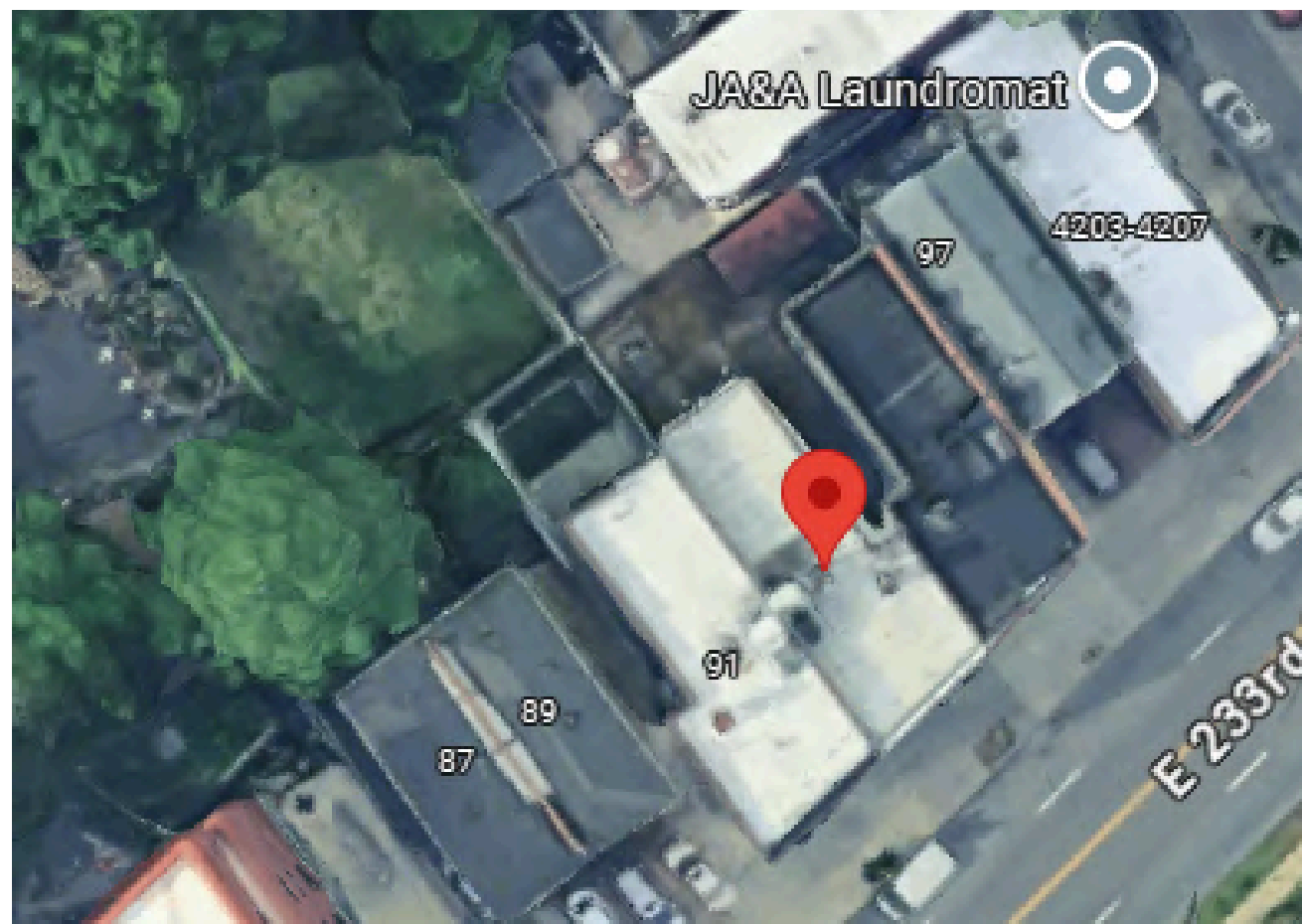
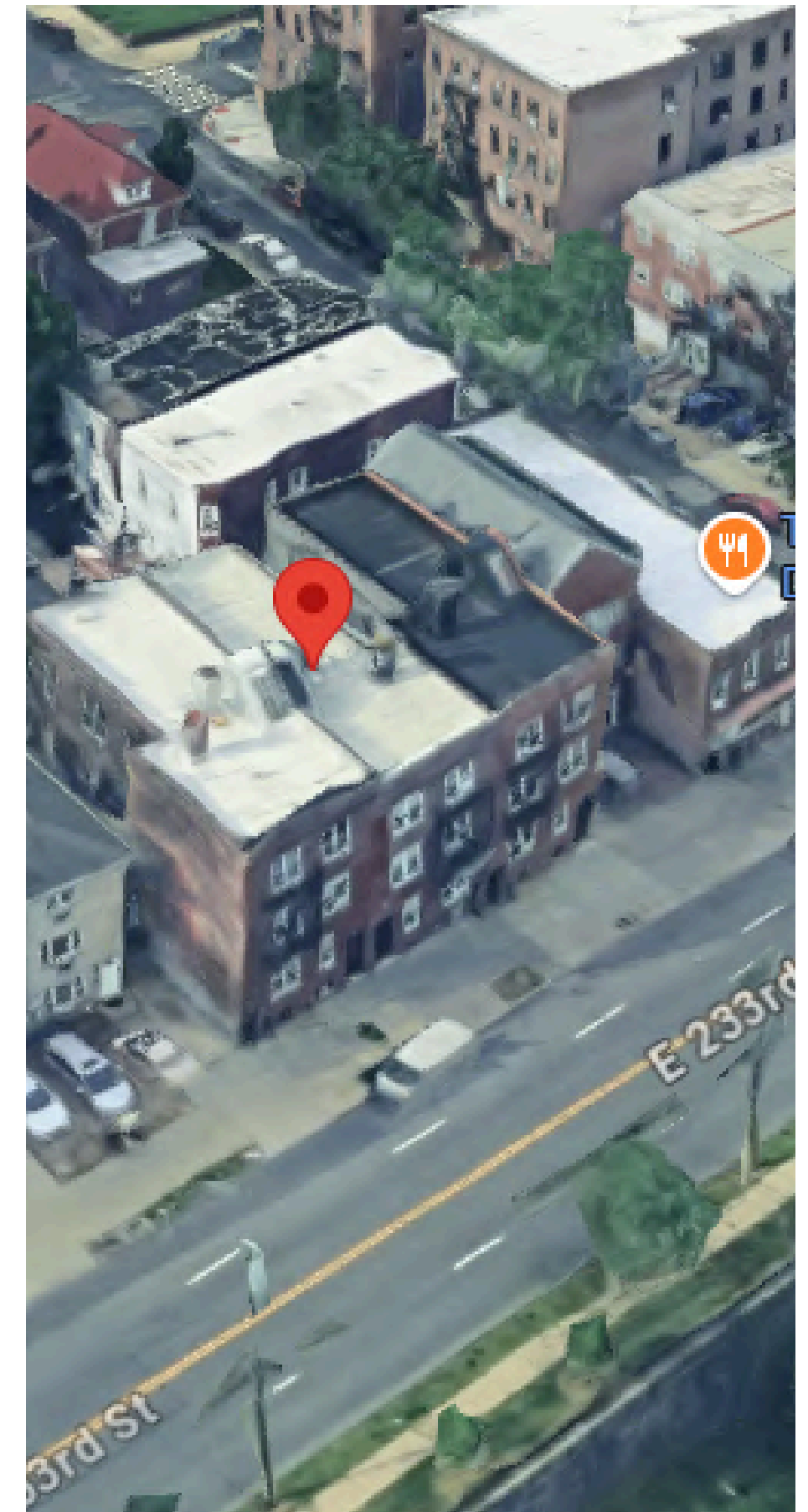
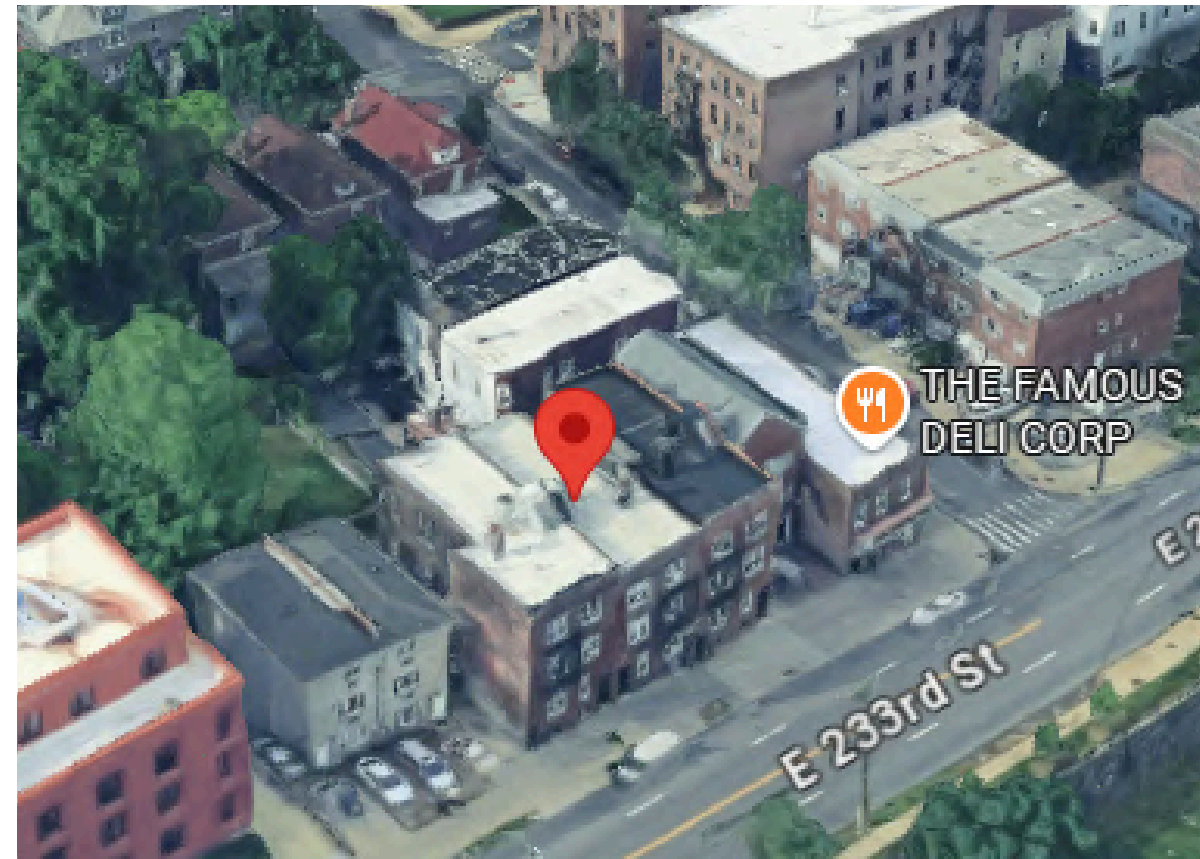
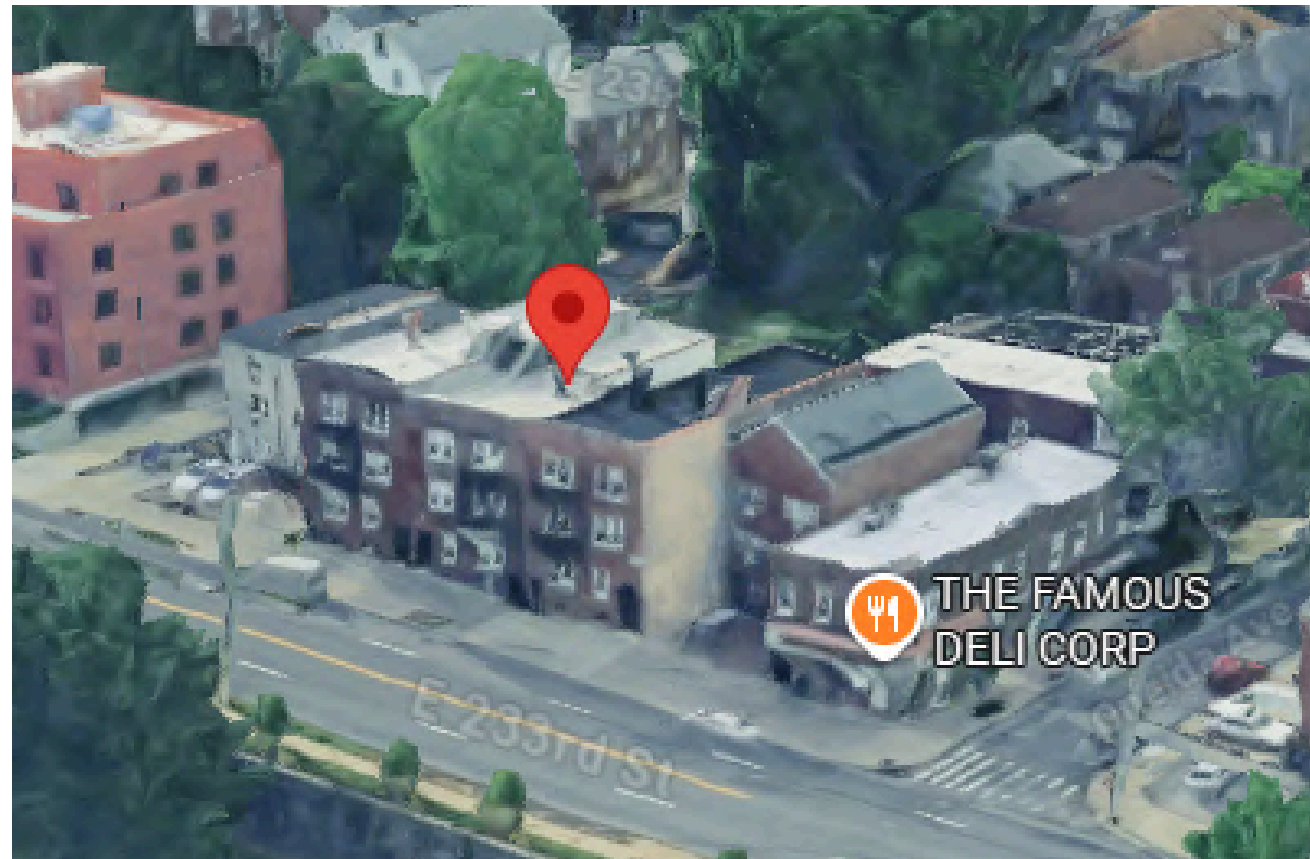




PROPERTY PHOTOS

LINKNYREALTY.COM







Metro-North: Just blocks from the Woodlawn Station on the Harlem Line—reach Grand Central Terminal in under 30 minutes.

Buses: Served by BX16 and BX31 routes, offering convenient local and crosstown connections.

Highways: Minutes from Bronx River Parkway and I-87 (Major Deegan Expressway) for seamless regional travel.



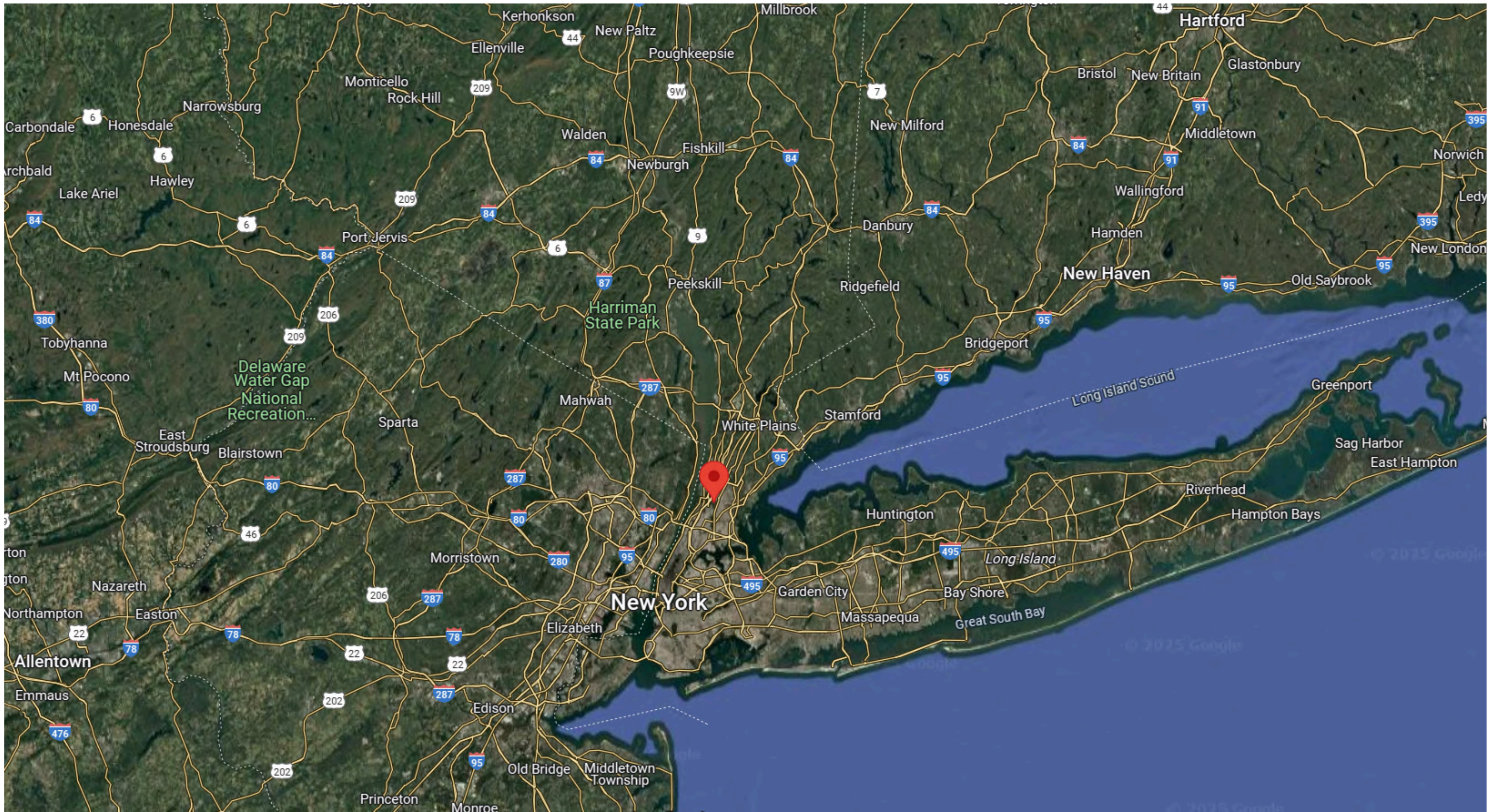
Local Dining & Retail: Enjoy neighborhood restaurants, cafés, and essential services all within walking distance.

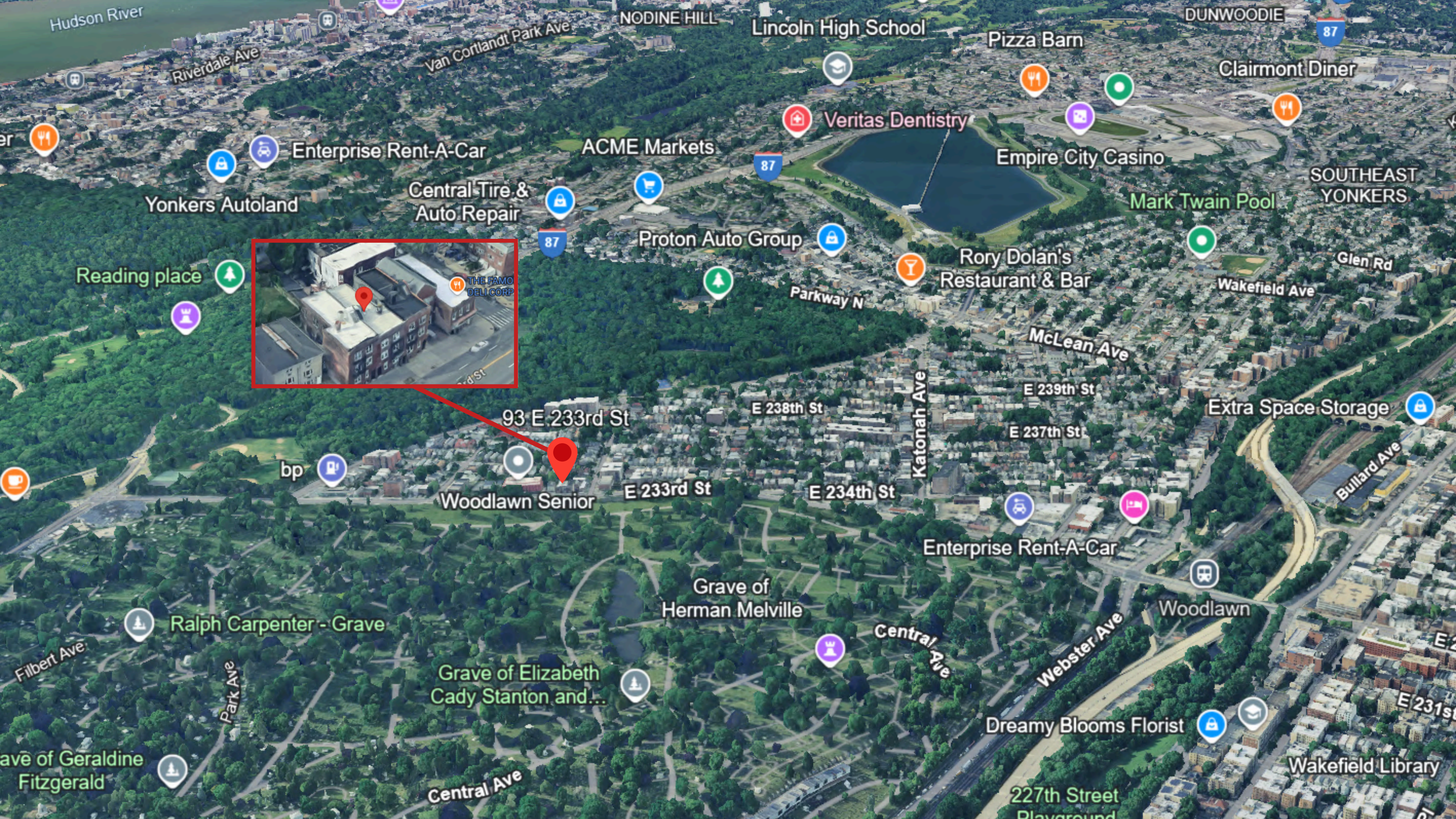
Parks & Recreation: A short stroll to Van Cortlandt Park—offering trails, playgrounds, golf course, and year-round activities.

Daily Essentials: Close to Walgreens, grocery stores, fitness centers, and a variety of local boutiques and businesses.



LOCATION ADVANTAGES







VALON NIKÇI
LICENSED RE BROKER/OWNER

 **(646) 321-9428**

 **valon@linknyrealty.com**

LET'S TALK ABOUT YOUR INVESTMENT!

WE HAVE ACCESS TO:

FORECLOSURES | AUCTIONS | INVESTMENT OPPORTUNITIES | VACANT LOTS | DEVELOPMENT OPPORTUNITIES

LINKNYREALTY.COM



LET'S MAKE IT HAPPEN!

[LINKNYREALTY.COM](https://linknyrealty.com)