



9 Unit Multi-family Building for Sale

258 Soundview Avenue | Soundview | Bronx, NY



258 Soundview Avenue

Soundview | Bronx, NY 10473

Between Gildersleeve and O'Brien Avenues

PROPERTY OVERVIEW

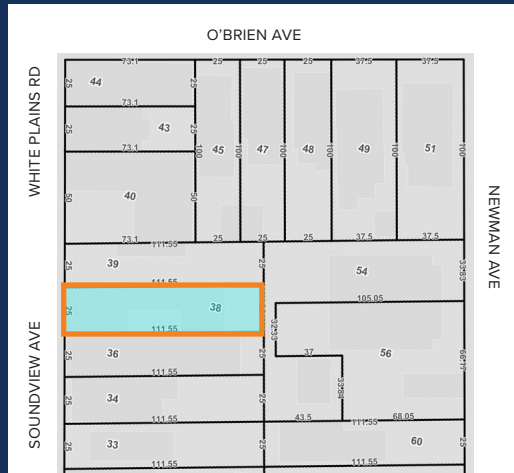
Block/Lot	3456/038
Property Type	Multi-family
Lot Size	2,775 SF
Lot Dimensions	25' x 111'
Building SF	9,000 SF
Building Dimensions	25' x 90'
Zoning	R3-2/C1-2
Tax class 2B	\$23,534/Annum

HIGHLIGHTS

- Built in 1931 and has 4 stories and 9 units
- Close proximity to I-278 and I-95

ASKING PRICE: \$1,350,000

TAX MAP



FINANCIAL

RENT ROLL

UNIT	LEASE START	LEASE END	RENT
1A	3/1/2023	2/28/2025	\$889.10
1B	12/1/2022	11/30/2025	\$1,329.58
2A	1/1/2024	12/31/2024	\$1,495.50
2B	4/1/2023	4/1/2025	\$1,497.13
3A	10/1/2022	9/30/2024	\$1,031.01
3B	6/1/2023	5/31/2025	\$1,548.75
4A	10/1/2022	9/30/2024	\$1,605.33
4B	7/15/2023	7/15/2024	\$1,600.00
9	11/1/2023	10/31/2024	\$1,450.00
TOTAL			\$12,446.40
ANNUAL RENT			\$149,356.80

REVENUE

Rent revenue \$149,356.80

Total Revenues \$149,356.80

EXPENSES

Repairs \$2,000.00

Gas+Electricity \$17,818.00

Insurance \$13,823.00

Property Taxes \$23,534.00

Water \$10,842.00

TOTAL EXPENSES \$68,017.00

NET OPERATING INCOME \$81,339.80

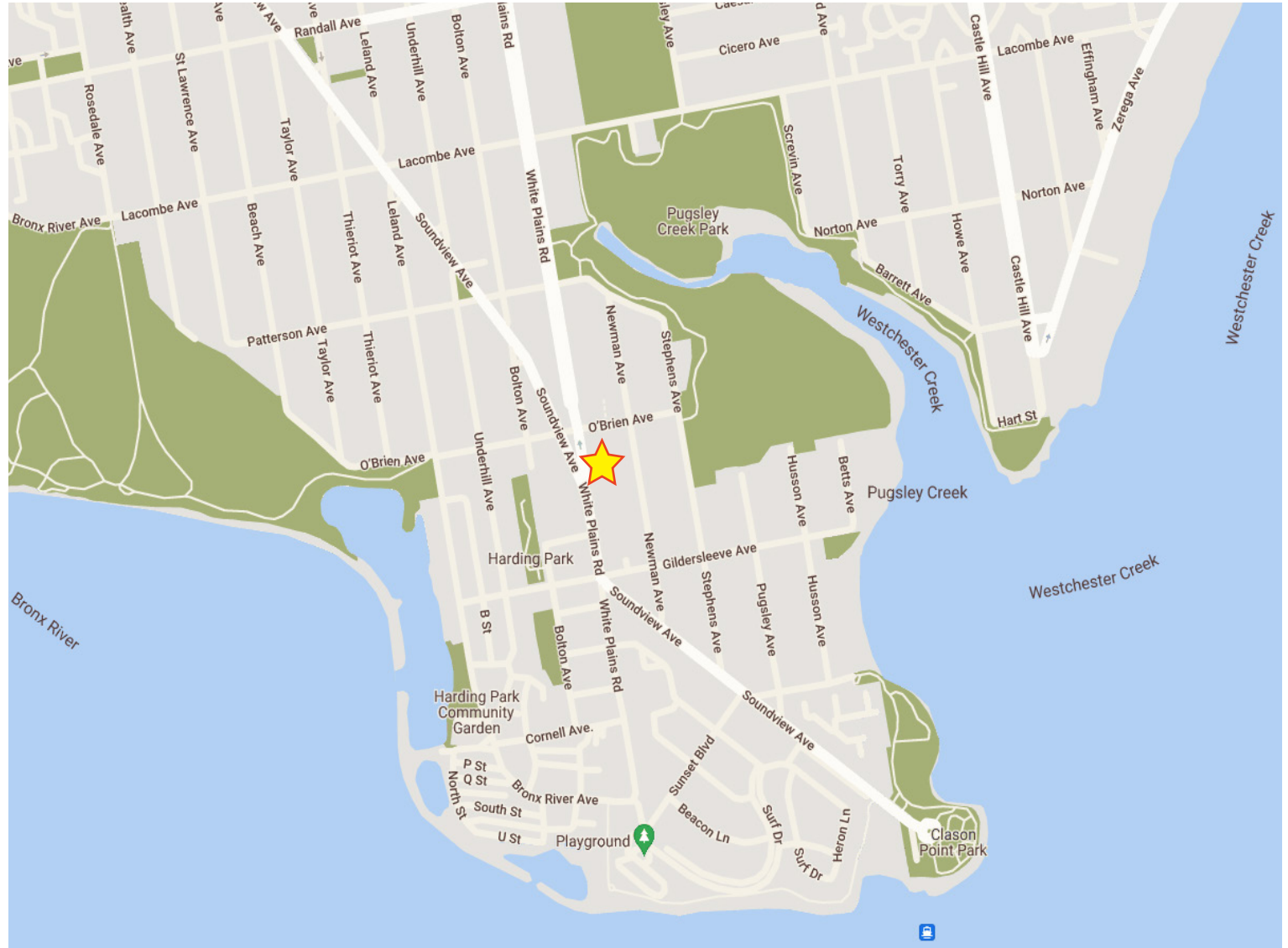


All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.



258 Soundview Avenue Soundview | Bronx, NY 10473

Between Gildersleeve and O'Brien Avenues



FOR MORE INFORMATION,
PLEASE CONTACT:

SHIVAM WHADWA

M: 631.804.8896

E: SWhadwa@ksrny.com

DAN SHAPIRO

M: 917.519.8981

E: DShapiro@ksrny.com

385 Broadway, 22nd Floor

New York, NY 10018

212.417.9217

ksrny.com