



446 East 149th St, The Bronx, NY 10455

\$4,300,000

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Multifamily | 10 Units



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Listing Added: 12/11/2024

Listing Updated: Today

Details

Asking Price	\$4,300,000	Property Type	Multifamily
Subtype	Apartment Building	Class	B
Square Footage	12,539	Units	10
Year Built	2010	Buildings	1
Stories	6	Permitted Zoning	C4-4
Lot Size (acres)	0.06		

Marketing Description

FOR SALE: an exceptional investment opportunity in a fully occupied 10-unit apartment building and 1-unit commercial store, perfectly positioned in a vibrant and highly accessible location. Constructed in 2010, this modern mid-rise spans 12,539 square feet across six stories and sits on a 0.06-acre lot. Classified as a Building Class B property and located in an Opportunity Zone, it offers significant tax advantages and long-term growth potential.

The property boasts exceptional location scores, including a Walk Score® of 95 (Walker's Paradise), a Transit Score® of 100 (Rider's Paradise), and a Bike Score® of 79 (Very Bikeable). Residents and commercial tenants benefit from easy access to shops, restaurants, public transportation, and bike-friendly infrastructure.

Investment Highlights

Each of the ten well-designed residential units offers premium amenities, including air conditioning, private balconies, hardwood floors, and wheelchair accessibility, complemented by convenient basement storage. The apartments are independently metered, with tenants covering costs for gas cooking and electric hot water, significantly reducing operating expenses. Tenant satisfaction is further enhanced by on-site laundry facilities and elevator access, providing a comfortable and convenient living experience.

Additional income streams include five rentable storage rooms and a shared laundry area in the basement. The building also features a highly desirable ground-floor commercial space currently leased for \$11,000 per month, with the tenant also paying 25% of the real estate tax. This commercial space includes its own basement storage and four walk-in refrigerators, adding significant value and stability to the investment.

This fully leased, multi-income property guarantees immediate cash flow and offers unmatched potential for investors seeking a reliable and diversified income stream. Don't miss this rare opportunity – contact us today to schedule a viewing and secure this outstanding investment!

Location (1 Location)



Property Photos (22 photos)





