



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Sale



One Story Multi-Tenant Retail Building

10,200 SF • 3 Units

320 East 204th Street • Bronx • NY

Offered at **\$6,000,000**

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com



Location Overview

Located in the Norwood neighborhood of the Bronx between Hull Ave & Perry Ave near the Norwood - 205th St subway station.

Nearest Transit: D train at Norwood - 205th St and the BX34, BX28, BX38, & BX16 bus lines.

Nearby tenants include Dunkin', McDonald's, Foodtown, Crunch Fitness, Capital One Bank, Subway, Chase Bank, Family Dollar, Domino's Pizza, Popeyes, Metro by T-Mobile, Texas Chicken & Burgers, and more!

Main Highlights

- ▶ One story building
- ▶ 3 fully occupied commercial units
- ▶ Ground floor retail + cellar
- ▶ Desired neighborhood with a busy traffic corridor



10,200 SF

Total Building Size



5,150 SF

Lot Size



3

Number of Units



6.10%

Cap Rate

Income Statement Summary

Current Rent Roll Breakdown

Unit #	Sq Ft	Lease Term		Actual Base Rent		
		From Date	To Date	Per Mo.	Per Yr.	Per SF
Ridgewood Savings Bank	2,561	11/20/2020	07/24/2030	\$13,445	\$161,340	\$63
204th Medical LLC	2,400	01/01/2025	01/01/2030	\$12,000	\$144,000	\$60
Talukta Corp	5,000	01/01/2024	12/31/2029	\$7,000	\$84,000	\$17
Totals	9,961			\$32,445	\$389,340	\$39

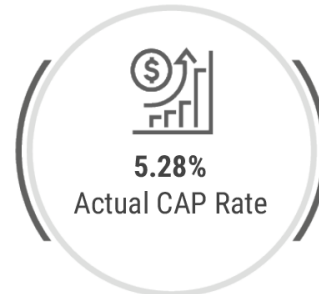
Actual Revenues:

Actual Base Rent	\$389,340.00
Total Revenue	\$389,340.00



Operating Expenses

Insurance	\$6,300.00
Electrics	\$5,000.00
Real Estate Taxes	\$50,000.00
Management	\$6,000.00
Repairs & Maintenance	\$5,000.00
Total Expenses	\$72,300.00

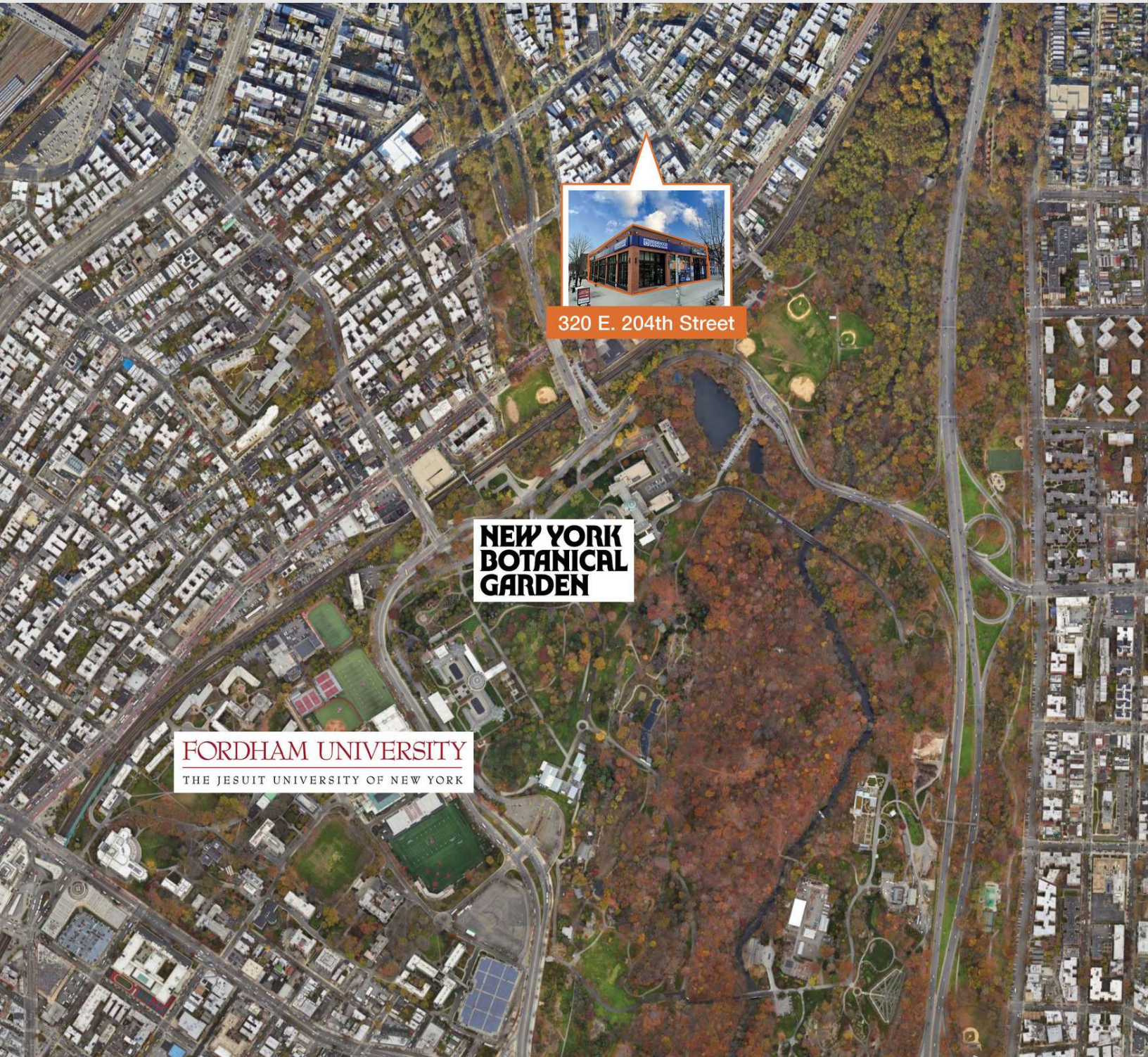


Purchase Price

\$6,000,000

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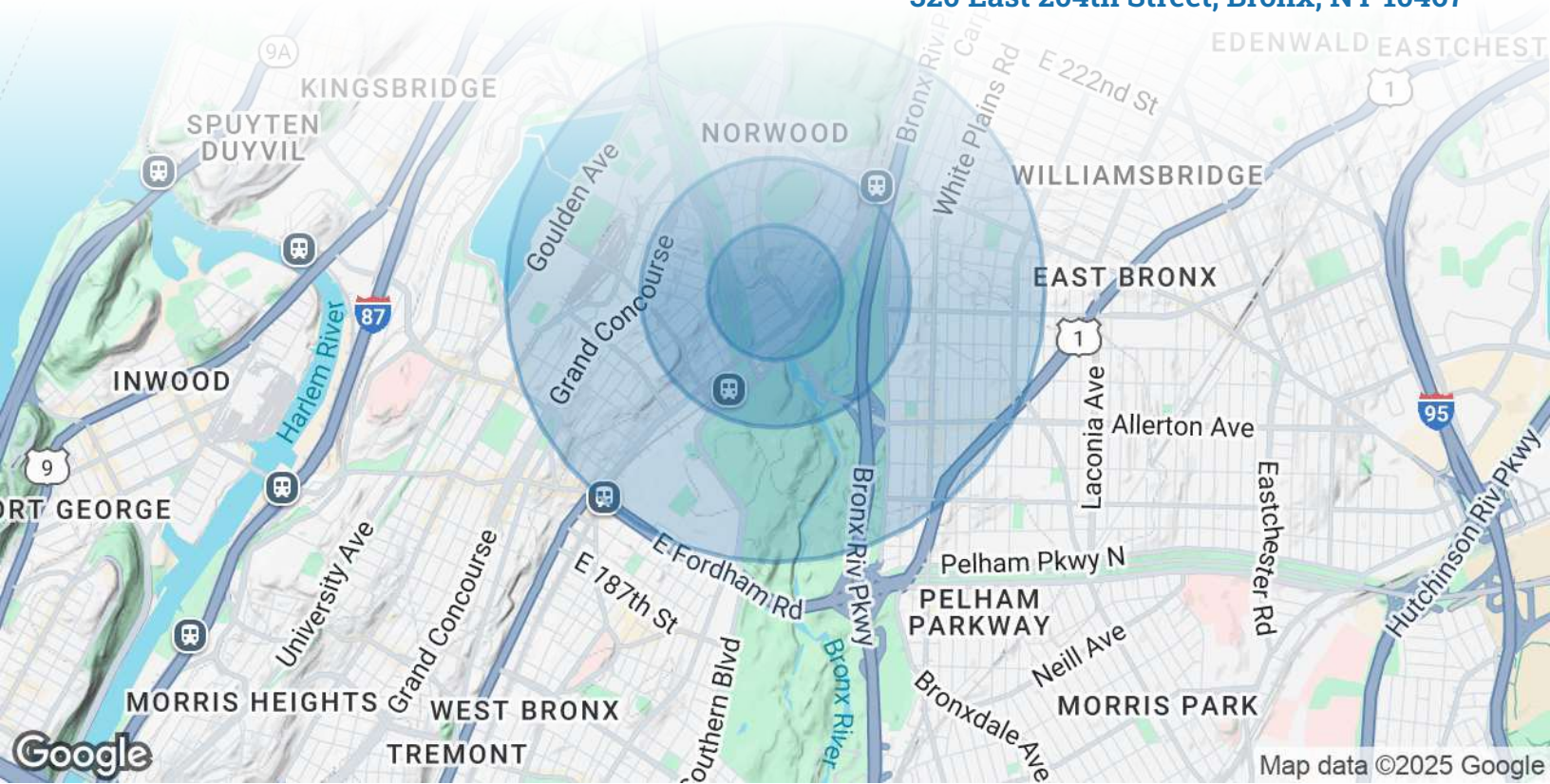
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Area Demographics

320 East 204th Street, Bronx, NY 10467



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	12,393	42,441	145,337
Average Age	33.6	33.7	34.4
Average Age (Male)	33.5	33.1	33.2
Average Age (Female)	35.0	34.2	35.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,790	16,884	55,310
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$52,225	\$53,339	\$52,172
Average House Value	\$491	\$51,174	\$111,515



145,337

People within 1 Mile



\$52,172

Avg Household Income

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