



PRINCETON
REALTY GROUP
COMMERCIAL REAL ESTATE SERVICES



A Multifamily Investment Opportunity

3205 Lafayette Avenue | Bronx, NY

Multifamily Property For Sale

Contact

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Executive Summary



OFFERING SUMMARY

COUNTY	Bronx
BUILDING SIZE	2,162 SF
LOT SIZE	0.095 Acres
ZONING	R4-1
SALE PRICE	\$1,200,000
UTILITIES	Municipal Water / Septic, Electric, Gas Heat, Central Air
AVAILABILITY	Immediate

PROPERTY OVERVIEW

Rare opportunity to acquire a fully vacant legal two-family property in the desirable Throggs Neck section of the Bronx. Delivered completely vacant, this asset provides a true blank slate for investors or end-users to renovate, reconfigure, or design to their exact specifications. The property offers strong upside potential with the ability to maximize rents, create a high-end owner-occupied residence with supplemental income, or tailor a multi-generational living setup. Additional features include a full basement, garage, and a generous lot size allowing for outdoor use or future enhancements. Situated on a quiet residential block with convenient access to major highways, public transportation, and neighborhood retail, this location continues to see steady demand and long-term stability. Ideal for buyers seeking full control over layout, finishes, and income strategy. Vacant multifamily opportunities in Throggs Neck are extremely limited.

LOCATION OVERVIEW

Located in the heart of the Bronx, this prime property provides access to an array of nearby amenities and attractions, making it an appealing prospect for multifamily investors. The area boasts a thriving mix of cultural, dining, and entertainment options, with Pelham Bay Park and City Island just a short distance away. Investors will appreciate the property's proximity to public transportation, major highways, and local schools, all contributing to the area's dynamic appeal. The Bronx's rich history and diverse community make it an exciting and promising location for those looking to invest in multifamily and high-rise properties.

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, PRIOR SALE AND WITHDRAWAL WITHOUT NOTICE.

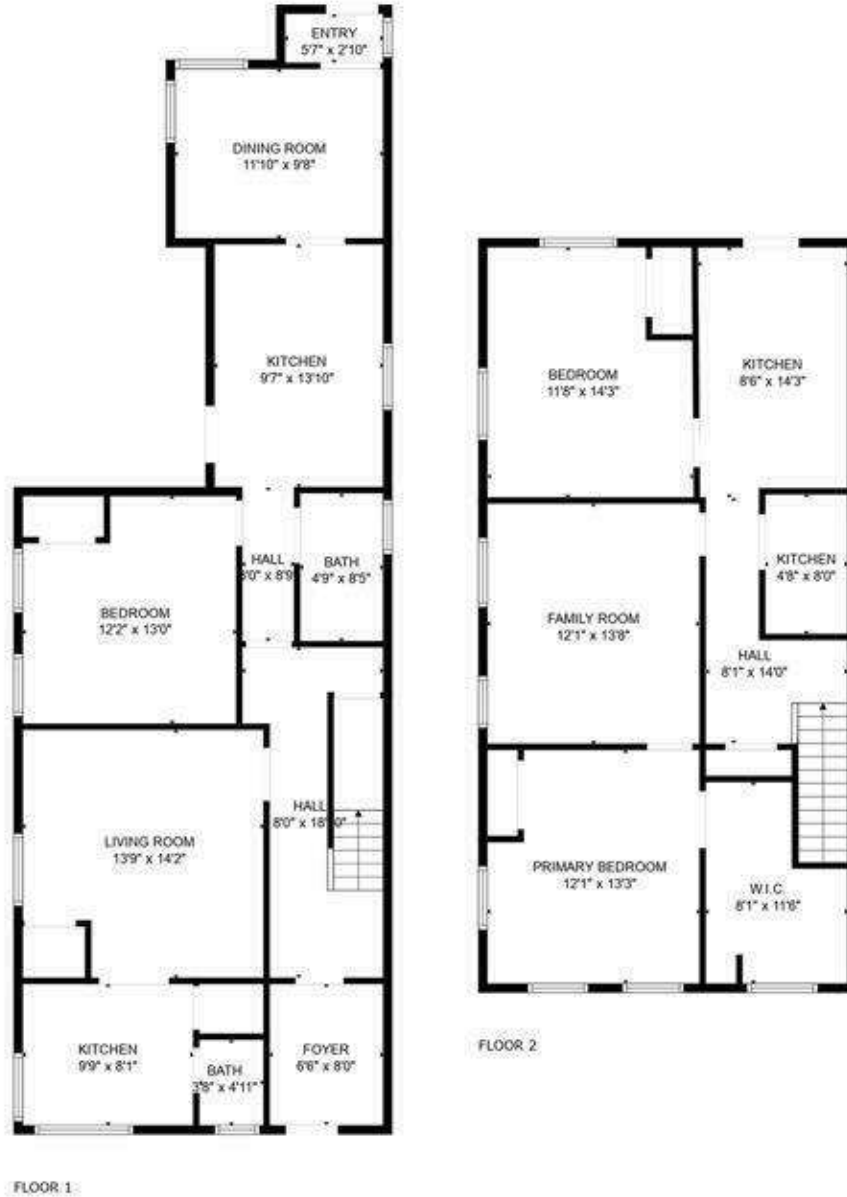
Photos



Additional Photos



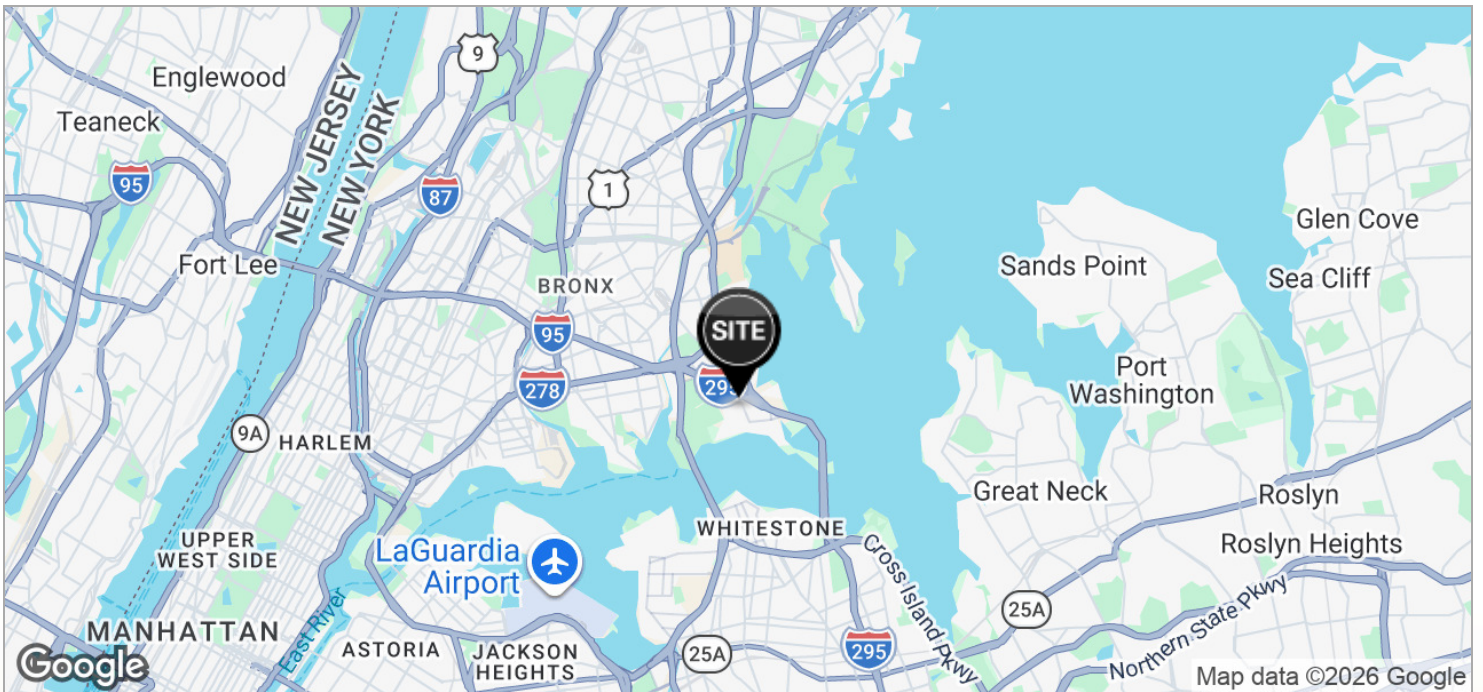
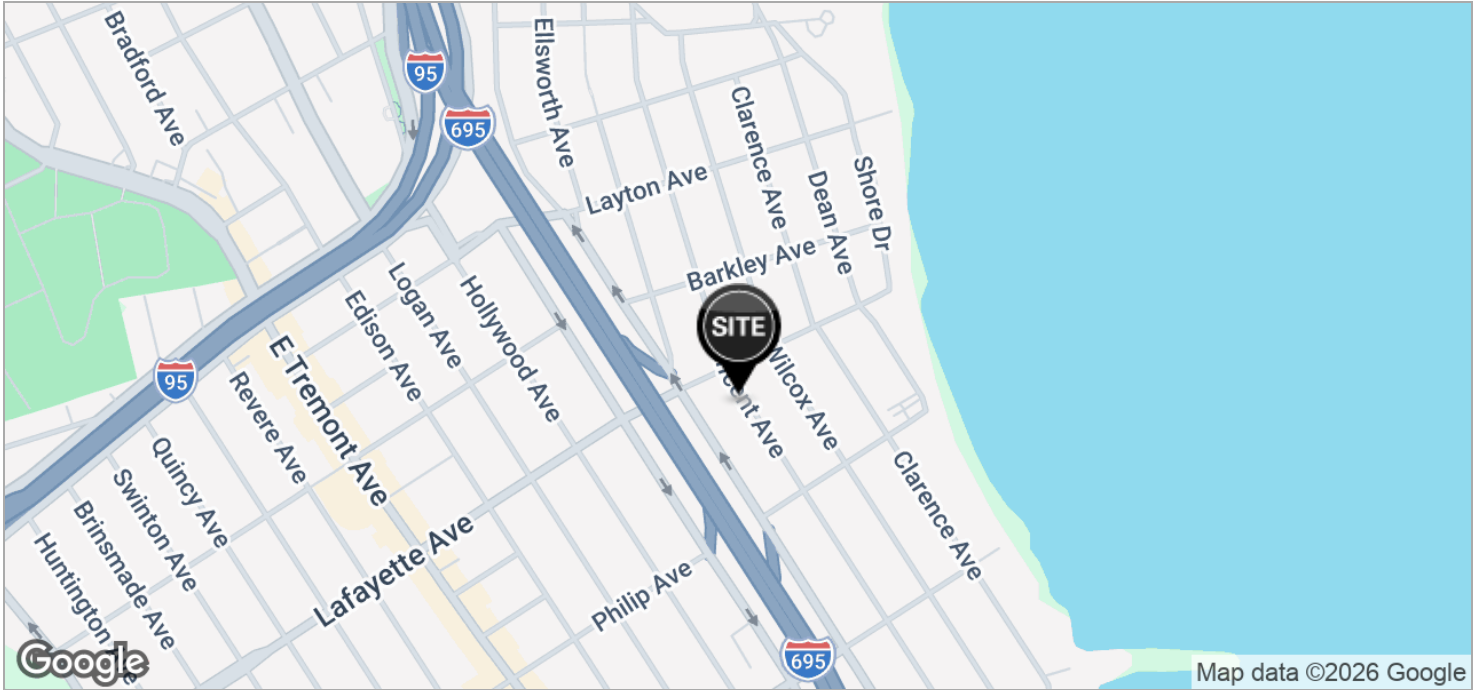
Floor Plan



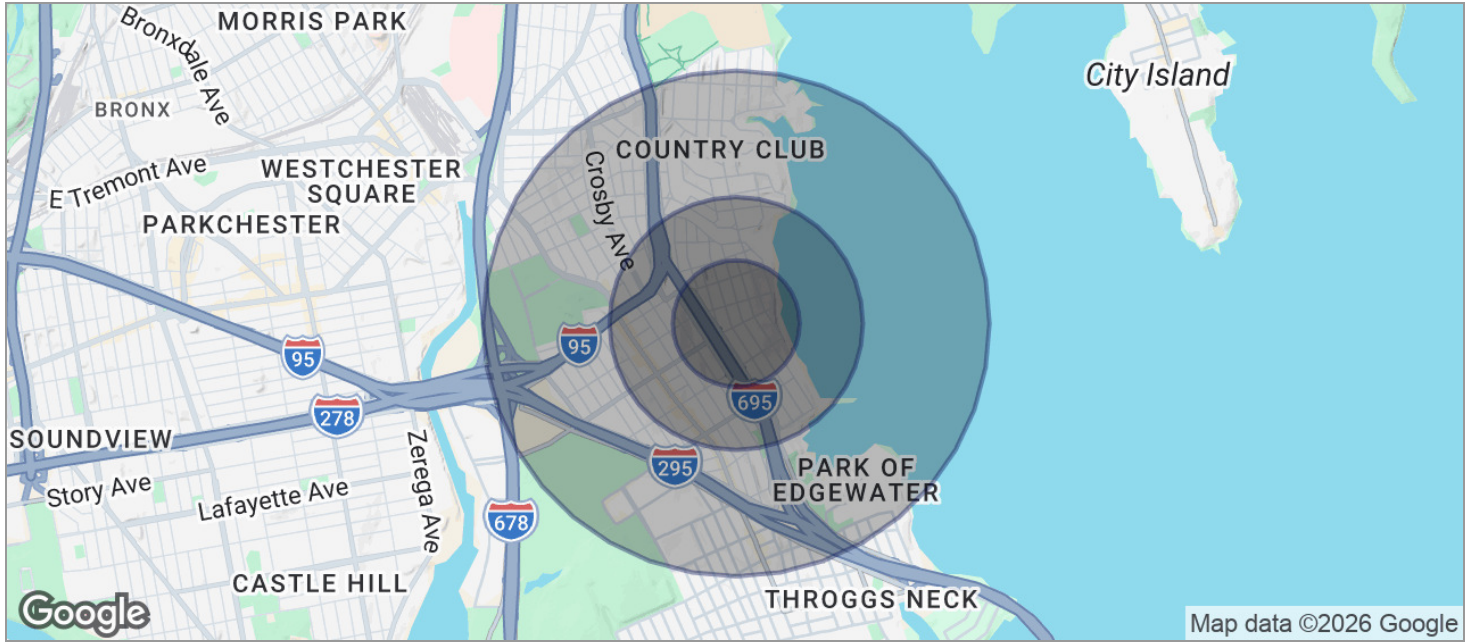
TOTAL: 1870 sq. ft
FLOOR 1: 1009 sq. ft, FLOOR 2: 861 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP; MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Location Maps



Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,728	12,366	40,193
MEDIAN AGE	39.5	41.2	39.4
MEDIAN AGE (MALE)	37.2	39.0	37.1
MEDIAN AGE (FEMALE)	44.2	44.0	41.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,388	4,391	14,536
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$113,741	\$117,518	\$106,345
AVERAGE HOUSE VALUE	\$572,103	\$616,611	\$617,352

* Demographic data derived from 2020 ACS - US Census