

FOR SALE

# 1592-1600 University Avenue, Bronx, NY 10453

64 Unit Adjacent Building Package in Morris Heights

**Ariela**  
GREA Partner



# 1592-1600 University Avenue, Bronx, NY 10453



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- ▶ Located on the East side of University Avenue off the corner of Featherbed Lane
- ▶ Unit breakdown is comprised of twenty-one (21) 1-bedroom apartment, thirty-seven (37) 2-bedroom apartments and six (6) 3-bedroom apartments
- ▶ Abundance of national/local commercial tenants are accessible for residents on E Tremont Avenue, 170th Street, & Jerome Avenue
- ▶ In close proximity to supermarkets, local eateries, schools & medical institutions
- ▶ Transportation is in abundance surrounding the buildings as the properties are located in close proximity 4/B/D subway lines & the Bx3/36 bus stop is directly in front of the building



Asking Price: \$3,500,000 | \$60 / \$SF | \$54,688 / \$Unit | 9.69% / Cap Rate | 3.67 / GRM

Exclusively Represented By  
212.544.9500 | arielpa.nyc

**Daniel Mahfar x99**  
dmahfar@arielpa.com

**Shimon Shkury x11**  
sshkury@arielpa.com

**Victor Sozio x12**  
vsozio@arielpa.com

**Jake Brody x62**  
jbrody@arielpa.com

**Erik Moloney x24**  
emoloney@arielpa.com

For Financing  
Information: **Matthew Swerdlow x56**  
mswerdlow@arielpa.com

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Property Information	Total
Lot Sq. Ft.	15,766
Residential Units	64
Total Units	64
Building Sq. Ft.	58,630
Zoning	R7-1
FAR	4.00
Buildable Sq. Ft.	63,064
Air Rights Sq. Ft.	4,953
Tax Class	2
Assessment (25/26)	\$1,283,220
Real Estate Taxes (25/26)	\$159,620

\*All square footage/buildable area calculations are approximate

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Property Information	1592 University Avenue	1600 University Avenue
Block / Lot	2876 / 67	2876 / 65
Lot Dimensions	58.16' x 135.25'	62.52' x 137.35'
Lot Sq. Ft.	7,199	8,567
Building Dimensions	62.42' x 102'	62.42' x 102'
Stories	5	5
Residential Units	32	32
Total Units	32	32
Building Sq. Ft.	29,315	29,315
Zoning	R7-1	R7-1
FAR	4.00	4.00
Buildable Sq. Ft.	28,796	34,268
Air Rights Sq. Ft.	None	4,953
Tax Class	2	2
Assessment (25/26)	\$641,610	\$641,610
Real Estate Taxes (25/26)	\$79,810	\$79,810

\*All square footage/buildable area calculations are approximate



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For More Information Contact Our Exclusive  
Sales Agents at **212.544.9500** | [arielpa.nyc](http://arielpa.nyc)

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