

# 749-755 E 216TH ST

Bronx, NY 10467



## Multifamily Buildings For Sale

### MICHAEL SEZAN

Licensed Real Estate Salesperson

646.363.6213

mike@assetcrg.com

7116 MYRTLE AVE, QUEENS, NY 11385 | 718.887.9090 | ASSETCRG.COM

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 **ASSET**  
CRG ADVISORS

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# PROPERTY SUMMARY

E 217<sup>th</sup> St



E 216<sup>th</sup> St

## PROPERTY ANALYSIS

| Address        | 749 E 216th St          | 755 E 216th St    | Combined  |
|----------------|-------------------------|-------------------|-----------|
| Block/Lot      | 04664-0022              | 04664-0020        |           |
| Neighborhood   | Williamsbridge          |                   |           |
| Cross Streets  | E 216th St & E 217th St |                   |           |
| Asset Type     | Multifamily             |                   |           |
| No. of Units   | 5                       | 3                 | 8         |
| No. of Stories | 2                       | 2                 |           |
| Lot SF         | 6,850 SF                | 4,567 SF          | 11,417 SF |
| Lot Size       | 60 ft x 114.17 ft       | 40 ft x 114.17 ft |           |
| Building SF    | 3,350 SF                | 2,742 SF          | 6,092 SF  |
| Building Size  | 25 ft x 67 ft           | 22 ft x 43 ft     |           |
| Zoning         | R5                      |                   |           |
| FAR (As Built) | 1.5 (0.49)              | 1.5 (0.60)        |           |
| Buildable      | 10,275 SF               | 6,850 SF          | 17,125 SF |
| Year Built     | 1928                    | 1920              |           |
| Taxes          | \$19,684                | \$7,855           | \$27,539  |
| Tax Class      | 2A                      | 1                 | 2A/1      |

## ASKING PRICE

**\$2,800,000**

**PPSF**  
**Cap Rate:**

**\$459.62**  
**7.46%**

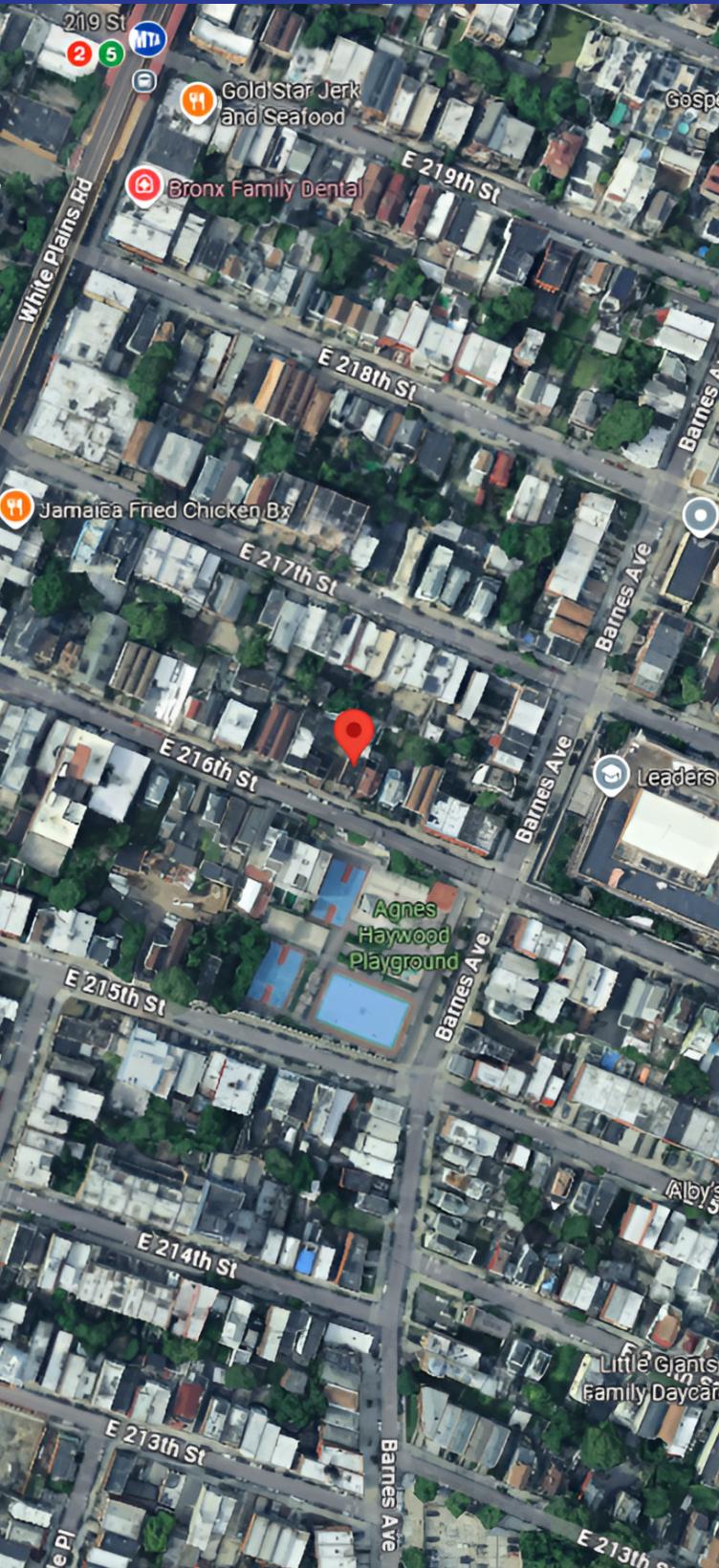
## PROPERTY HIGHLIGHTS

- Two prime multifamily buildings on an 11,417-square-foot lot in Williamsbridge, Bronx.
- 749 E 216th Street: Two-story, five-family building built in 1928 with a total of 3,350 building square feet.
- 755 E 216th Street: Two-story, three-family building with four garages built with a total of 2,742 building square feet.
- 100 Foot frontage gives you the opportunity to redevelop these lots into multiple Multi-Family Homes.
- Excellent transit access: Near Gun Hill Road station on the IRT White Plains Road line (2 and 5 trains) and multiple bus routes connecting to the Bronx and Manhattan.

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# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Asset CRG Advisors, LLC, has been exclusively retained to market two prime multifamily buildings on an 11,417-square-foot lot in the highly desirable Williamsbridge neighborhood of the Bronx.

749 E 216th Street is a two-story, five-family building built in 1928, offering 3,350 square feet of well-maintained residential space. 755 E 216th Street is a two-story, three-family building with four garages, totaling 2,742 square feet of building space. Together, these properties provide stable rental income and strong long-term investment potential.

Located in a vibrant, established neighborhood with strong rental demand, both properties are close to shops, restaurants, schools, parks, and other local amenities. Residents benefit from excellent transit access, including the nearby Gun Hill Road station on the IRT White Plains Road line (2 and 5 trains) and multiple bus routes, offering convenient connections throughout the Bronx and into Manhattan.

These turnkey assets represent an exceptional opportunity for investors or developers seeking stable income with potential for future growth in one of Williamsbridge's most sought-after communities.

## LOCATION DESCRIPTION

The properties are located in the heart of Williamsbridge, a well-established and vibrant residential neighborhood in the Bronx. This community is known for its strong rental demand, tree-lined streets, and a mix of multifamily and single-family homes, making it an attractive area for both residents and investors.

Convenient access to shopping, restaurants, schools, and parks provides residents with a high quality of life. The location also offers excellent transit options, including the nearby Gun Hill Road station on the IRT White Plains Road line (serving the 2 and 5 trains) and multiple bus routes, providing seamless connections throughout the Bronx and into Manhattan.

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# INCOME & EXPENSES (1)

749 E 216th St, Bronx, NY 10467

| Rental Income |               |         |             |            |             |                |              |              |  |
|---------------|---------------|---------|-------------|------------|-------------|----------------|--------------|--------------|--|
| Unit          | Bed / Bath    | Status  | Lease Start | Lease End  | Tenant Rent | Section 8 Rent | Monthly Rent | Annual Rent  |  |
| 1F            | 4 Bed, 2 Bath | Current | 09/01/2025  | 08/31/2026 | \$645.00    | \$3,303.00     | \$3,948.00   | \$47,376.00  |  |
| 1S            | 2 Bed, 1 Bath | Current | 10/01/2025  | 09/30/2026 | \$34.00     | \$2,851.00     | \$2,885.00   | \$34,620.00  |  |
| 2F            | 2 Bed, 1 Bath | Current | 09/01/2025  | 08/31/2026 | \$1,902.00  | \$983.00       | \$2,885.00   | \$34,620.00  |  |
| 2M            | 1 Bed, 1 Bath | Current | 12/01/2025  | 11/30/2026 | \$743.00    | \$1,841.00     | \$2,584.00   | \$31,008.00  |  |
| 2R            | 2 Bed, 1 Bath | Current | 08/01/2025  | 07/31/2026 | \$1,408.00  | \$607.00       | \$2,015.00   | \$24,180.00  |  |
| Total         |               |         |             |            | \$4,732.00  | \$9,585.00     | \$14,317.00  | \$171,804.00 |  |

| Expenses               |                    |
|------------------------|--------------------|
| Property Taxes         | \$19,684.00        |
| Water/Sewer            | \$3,103.00         |
| Management (5%)        | \$8,590.00         |
| Insurance              | \$7,621.00         |
| Electricity            | \$8,184.00         |
| Maintnance (3%)        | \$5,154.00         |
| Heating                | \$1,963.00         |
| <b>Total Expenses:</b> | <b>\$54,299.00</b> |

|                             |                     |
|-----------------------------|---------------------|
| Gross Operating Income      | \$171,804.00        |
| Expenses                    | \$54,299.00         |
| <b>Net Operating Income</b> | <b>\$117,505.00</b> |

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# INCOME & EXPENSES (2)

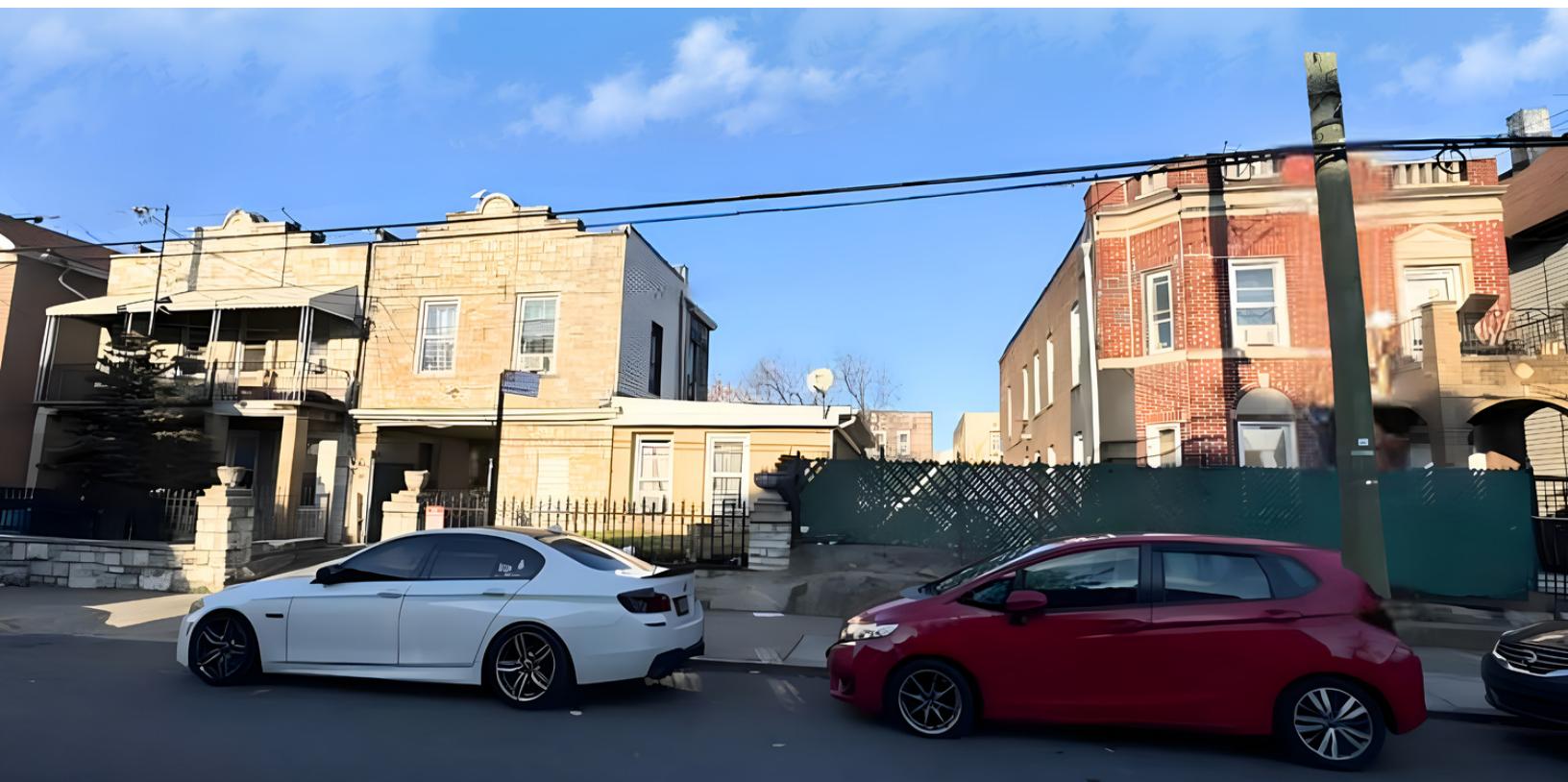
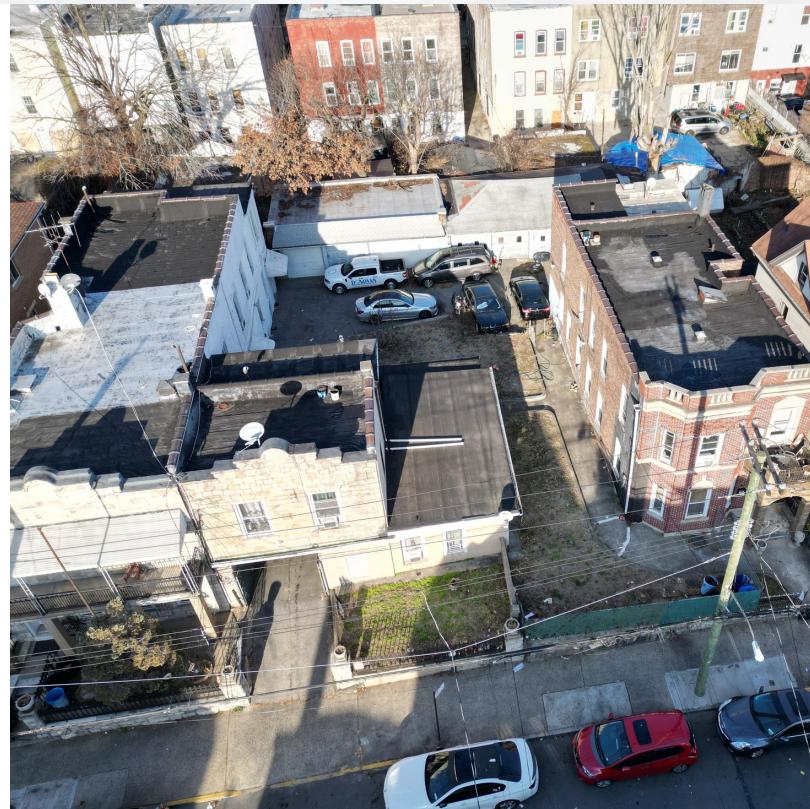
755 E 216th St, Bronx, NY 10467

| Rental Income |               |         |             |            |                   |                   |                   |                     |
|---------------|---------------|---------|-------------|------------|-------------------|-------------------|-------------------|---------------------|
| Unit          | Bed / Bath    | Status  | Lease Start | Lease End  | Tenant Rent       | Section 8 Rent    | Monthly Rent      | Annual Rent         |
| Garage 1      | -             | Current | 07/01/2017  | -          | \$100.00          |                   | \$100.00          | \$1,200.00          |
| Garage 2      | -             | Vacant  | -           | -          | -                 |                   | -                 | \$0.00              |
| Garage 3      | -             | Current | -           | -          | \$200.00          |                   | -                 | \$2,400.00          |
| Garage 4      | -             | Current | 12/15/2025  | -          | \$500.00          |                   | \$500.00          | \$6,000.00          |
| 1F            | 4 Bed, 2 Bath | Current | 10/01/2025  | 09/30/2026 | \$351.00          | \$3,517.00        | \$3,868.00        | \$46,416.00         |
| 2F            | 2 Bed, 1 Bath | Current | 04/01/2025  | 03/31/2026 | \$905.00          | \$1,980.00        | \$2,885.00        | \$34,620.00         |
| 2R            | 1 Bed, 1 Bath | Current | 11/01/2025  | 10/31/2026 | \$129.00          | \$2,481.00        | \$2,610.00        | \$31,320.00         |
| <b>Total</b>  |               |         |             |            | <b>\$2,185.00</b> | <b>\$7,978.00</b> | <b>\$9,963.00</b> | <b>\$121,956.00</b> |

| Expenses               |                    |
|------------------------|--------------------|
| Property Taxes         | \$7,855.00         |
| Water/Sewer            | \$2,472.00         |
| Management (5%)        | \$6,097.00         |
| Insurance              | \$5,407.00         |
| Electricity            | \$4,872.00         |
| Maintenance (3%)       | \$3,658.00         |
| Heating                | \$0.00             |
| <b>Total Expenses:</b> | <b>\$30,361.00</b> |

|                               |                     |
|-------------------------------|---------------------|
| <b>Gross Operating Income</b> | <b>\$121,956.00</b> |
| <b>Expenses</b>               | <b>\$30,361.00</b>  |
| <b>Net Operating Income</b>   | <b>\$91,595.00</b>  |

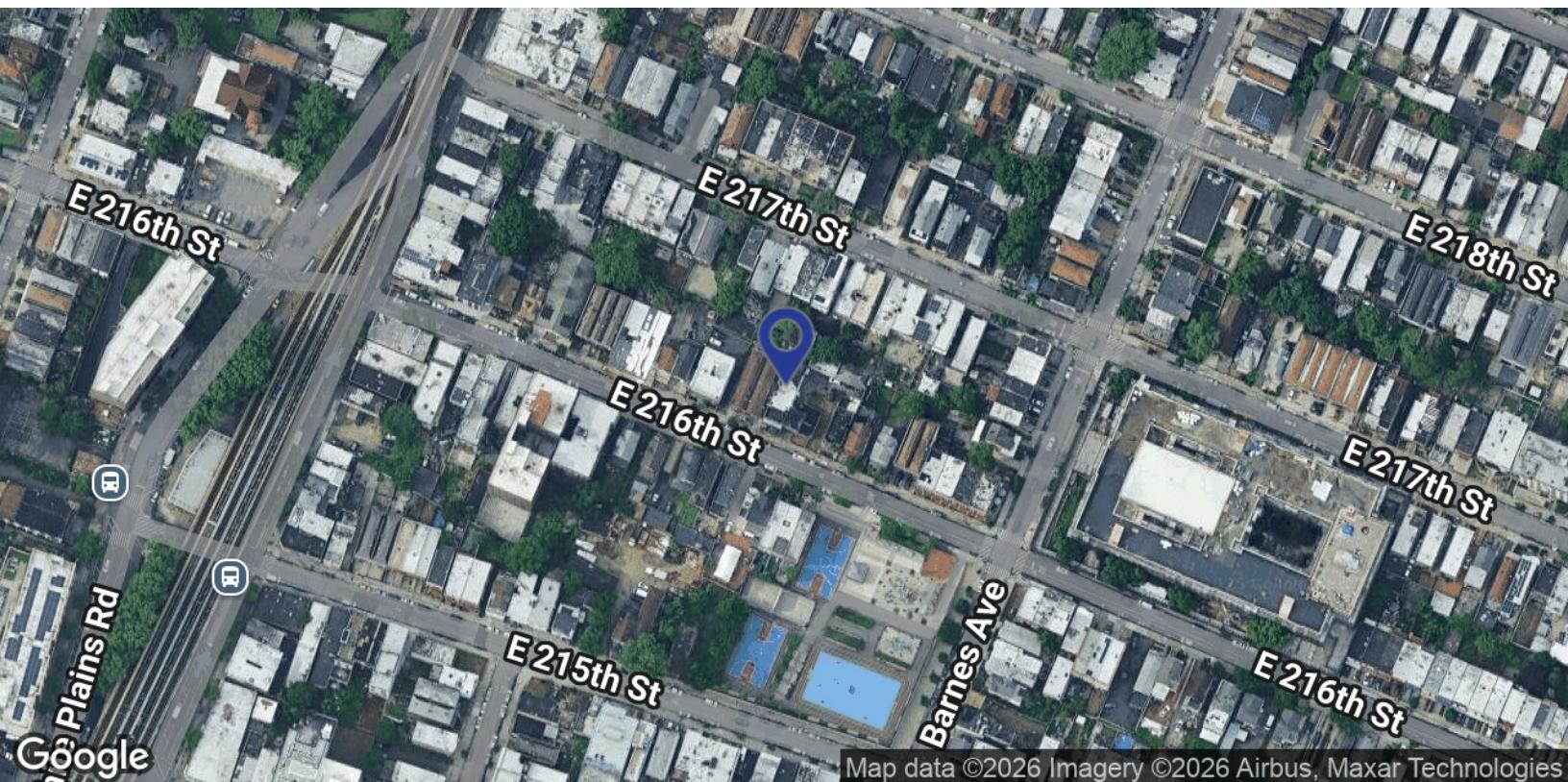
# PROPERTY PHOTOS



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# RETAILER & AERIAL MAP



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# NEIGHBORHOOD OVERVIEW



## WILLIAMSBRIDGE

Williamsbridge is a residential neighborhood located in the northeastern Bronx, New York City. Known for its strong sense of community and rich cultural diversity, Williamsbridge offers a mix of urban convenience and suburban charm. The neighborhood is bordered by Wakefield to the north, Baychester to the east, Allerton to the south, and Norwood to the west. Its tree-lined streets, detached homes, and small apartment buildings reflect the area's quieter, more residential character compared to other parts of the Bronx.

Historically, Williamsbridge has roots dating back to the 19th century, with its name derived from a bridge built over the Bronx River by early settler John Williams. The area grew rapidly in the early 20th century, fueled by the development of the subway system and the expansion of nearby commercial centers. Today, remnants of its history can still be seen in the older homes and landmarks scattered throughout the neighborhood. This blend of old and new adds to Williamsbridge's unique identity.

The neighborhood is primarily residential, but it is also served by several bustling commercial corridors, including White Plains Road, which hosts a variety of shops, grocery stores, eateries, and service businesses. Residents appreciate the local amenities, including nearby parks like the Bronx River Parkway and Shoelace Park, which provide green space for recreation and community events. Public schools, houses of worship, and health care facilities are also readily accessible.

Williamsbridge is home to a predominantly African American and Caribbean population, contributing to a vibrant cultural life marked by food, music, and community gatherings. Events and festivals celebrating Caribbean heritage and African American history are common in the area, and local businesses often reflect this cultural influence. The neighborhood also continues to welcome newcomers from various backgrounds, creating a dynamic and evolving community fabric.

Transit access is one of Williamsbridge's strengths, with the 2 and 5 subway lines and multiple bus routes connecting the neighborhood to other parts of the Bronx and Manhattan. Its convenient location and relatively affordable housing make it attractive to families, working professionals, and retirees alike. As a neighborhood with deep roots and a strong sense of identity, Williamsbridge continues to stand out as a welcoming and stable part of the Bronx.

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**Direct:** 646.363.6213 **Cell:** 718.578.0546

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