

LINK NY REALTY PRESENTS

1-3 PONDFIELD ROAD W  
INVESTMENT OPPORTUNITY

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“

*YOUR GOALS BECOME OUR GOALS AND YOUR SUCCESS IS OUR SUCCESS*

”

**VALON**  
CEO Link NY Realty

## **MISSION STATEMENT**

At Link NY Realty, we don't just find properties, we find possibilities. We combine our in-depth market knowledge with a personalized approach

to the the New York Metropolitan Area with a collaborative spirit, ensuring a seamless and stress-free journey.

# GREETINGS FROM CEO



Dear Investors and Future Partner,

With over 15 years of experience in the NYC and Westchester real estate market, we're your trusted local experts. Our comprehensive services cover everything from buying and selling, to investing and renting, in both Commercial & Residential, ensuring all your real estate needs are met.

With thousands of successful transaction, and access to the largest database of qualified buyers and renters, take advantage of my expertise and let me tackle the complexities of your real estate transaction.

Warm regards,

A handwritten signature in blue ink that reads "Valon Nikçi". The signature is written in a cursive, flowing style.

Valon Nikçi

646.321.9428

valon@linknyrealty.com



**15+**

Years of operations

---

**\$65M +**

Closed Sale Volume in the  
past 12 Months

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**\$1B +**

Closed Sales Volume  
Overtime

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**100%**

Listings Sold =  
Happy Clients

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## INTRODUCTION

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# **SUBJECT PROPERTY - OVERVIEW**

## **1-3 PONDFIELD ROAD W | BRONXVILLE , NY 10708**

Prime Commercial Building in Bronxville: Welcome to 1-3 Pondfield Road West!

Located just steps from the heart of Bronxville, this well-positioned commercial building at offers a diverse mix of professional, medical and retail spaces. Built in 1931, the 17,250 square-foot property houses 14 units, with prominent tenants such as a well-known dental office, the Fred Astaire Dance Studio and the popular Pondfield Cafe.

The building features a recently replaced roof, one elevator and two common hallway bathrooms. With a current occupancy rate of 64%, some units are vacant, offering further leasing potential. Most tenants are on triple net leases, while others are in the process of transitioning to this arrangement. Current lease terms vary with some on 5-10 year leases, providing flexibility for future tenants.

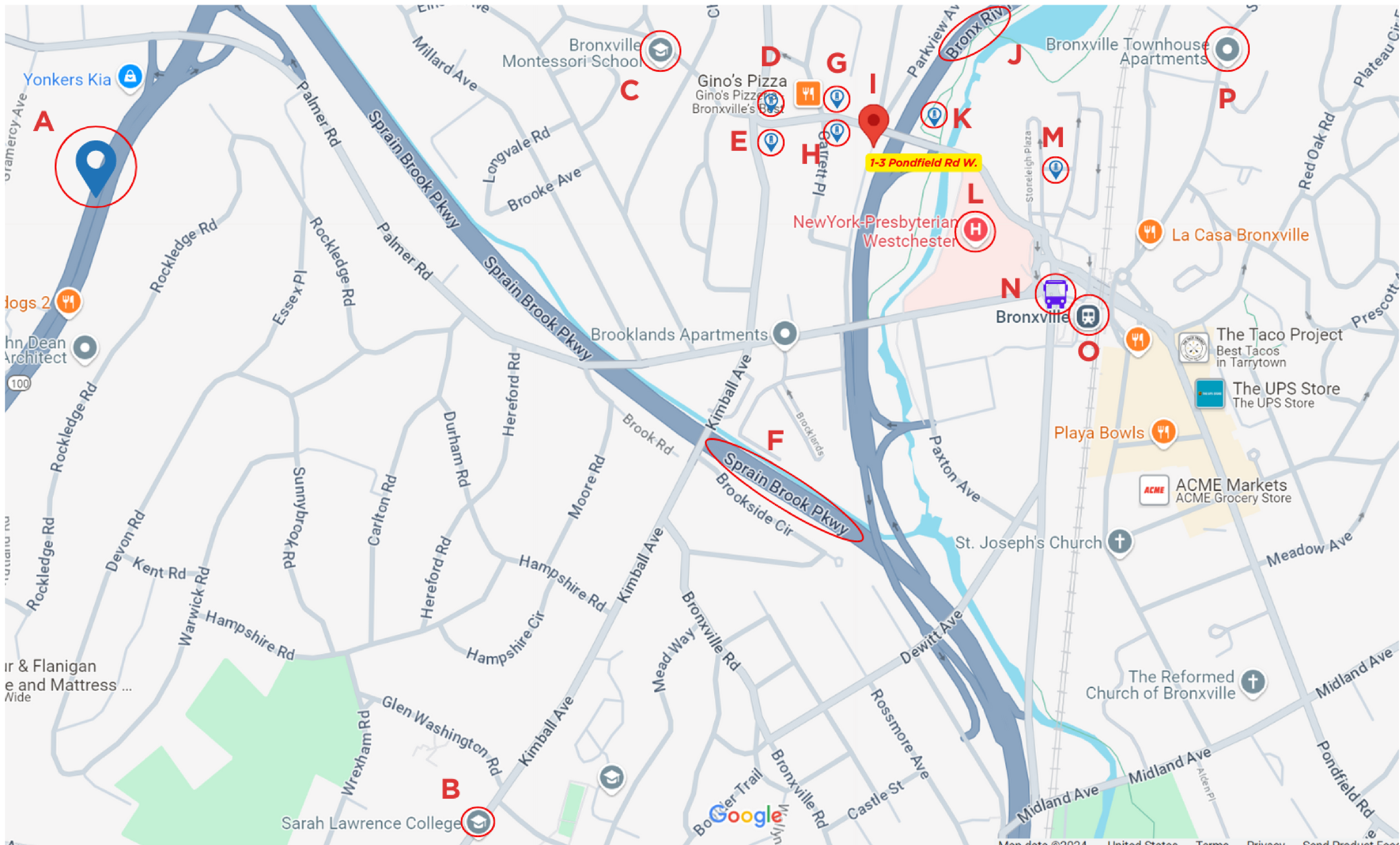
Surrounded by apartment buildings and located in a vibrant, high-traffic area with the Bronxville train station a stone throw away, this property benefits from strong foot traffic and easy accessibility, close to Central Park Avenue, the Bronx River Parkway and the Sprain Brook Parkway, making it an excellent location for businesses seeking to thrive in the Bronxville community.

This is an exceptional investment opportunity in a prime commercial location.

Don't Miss Out! With excellent income stability and significant upside, 1-3 Pondfield Road West offers unparalleled potential.



# LOCATION OVERVIEW



## DIRECTORY

- A. Central Ave.
- B. Sarah Lawrence College
- C. Bronxville Montessori School
- D. 56 Pondfield Rd Apartments
- E. The Inveress Apartments
- F. Sprain Brook Parkway
- G. 42 Pondfield Rd. West Apartments
- H. White Hall Apartments
- I. 1-3 Pondfield Rd W.
- J. Bronx River Parkway
- K. River House Apartments
- L. NY Presbyterian Hospital
- M. 3 Stoneleigh Plaza Multi-Unit Residential Units
- N. #26, 30, 52 Beeline Bus
- O. Bronxville Metro-North Station
- P. Bronxville Townhouse Apartments

Located just at stone throw away from the Metro-North, shops NY Presbyterian Hospital, and surrounded by a plethora of apartment buildings, this property is perfectly positioned in a thriving neighborhood of Bronxville.

# SUBJECT PROPERTY - INCOME & EXPENSES

## 1-3 PONDFIELD RD | BRONXVILLE, NY 10708

Unit #	Status	Square Footage	Monthly Market Rent
Store 1	Current	700	\$2,885.62
Store 2	Current	700	\$2,565.12
1	Vacant-Unrented	1416	\$2,500.00
1A	Vacant-Unrented	1400	\$2,400.00
1B	Current	1450	\$5,500.00
2	Current	3300	\$6,056.67
3B	Current	774	\$1,700.00
7	Current	1850	\$3,605.00
8	Current	384	\$550.00
51A	Vacant-Unrented	1200	\$2,00.00
51B	Current	584	\$309.00
51C	Vacant-Unrented	600	\$1,000.00
51D	Current	600	\$1,000.00
51E	Vacant-Unrented	920	\$800.00

<b>Construction Year</b>	1931
<b>Total Units</b>	14 Units   64% Occupied
<b>Building Size</b>	15,878 Sq Ft.
<b>Lot Size</b>	8,712 Sq Ft.
<b>Total Monthly Rent</b>	\$32,871.41
<b>Total Annual Rent</b>	\$394,456.92

<b>ANNUAL EXPENSES</b>	
<b>Utilities</b>	\$32,416.00
<b>Management</b>	\$11,000.00
<b>Super</b>	\$12,000.00
<b>Insurance</b>	\$13,206.00
<b>Taxes</b>	\$36,972.00
<b>Total</b>	\$107,394.00



**CONTACT FOR MORE INFORMATION:**



**VALON NIKCI**

LICENSED REAL ESTATE BROKER

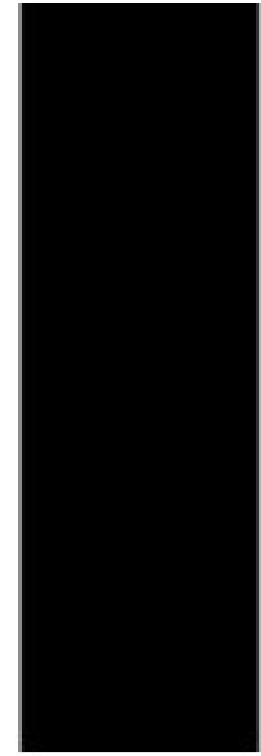
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LICENSED REAL ESTATE SALESPERSON

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“ YOUR  
SATISFACTION,  
OUR  
COMMITMENT -  
EXCEPTIONAL  
REAL ESTATE  
SERVICE  
EVERY STEP  
OF THE WAY  
”

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