

TRI STATE COMMERCIAL®

**FOR SALE**



4,125 SF MIXED USE BUILDING ON WHITE PLAINS ROAD WITH FINISHED BASEMENT

# 3939 White Plains Road

Bronx, NY 10466

Between East 223rd Street & East 224th Street

**\$1,500,000**  
OFFERED AT

**SHLOMI BAGDADI**  
212.433.3355 x101  
sb@tristatecr.com

**JACK SARDAR**  
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**JOVAN SAMEYAH**  
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**TSC.**

## PROPERTY SUMMARY

### EXECUTIVE SUMMARY

3939 White Plains Road offers a compelling mixed-use investment opportunity in the Wakefield section of the Bronx. This approximately 4,125 square foot mixed-use building features a ground-floor retail store and four residential apartments above, along with a finished basement that adds functional value and flexibility. Well-suited for investors seeking stable income, the property benefits from its prominent frontage along White Plains Road, a busy commercial corridor with consistent foot and vehicular traffic. Positioned in a densely populated neighborhood with strong demand for both residential and retail space, the building presents an attractive opportunity for long-term cash flow and value retention.

### LOCATION OVERVIEW

Ideally located along White Plains Road, 3939 White Plains Road sits in the Wakefield section of the Bronx, a well-established, transit-oriented neighborhood. The property offers strong visibility and steady foot and vehicular traffic along a major commercial corridor lined with retail and service businesses. With close proximity to multiple bus lines and the 2 and 5 subway lines, the area is supported by a dense residential population, making it an attractive location for both commercial tenants and long-term investors.

Address	3939 White Plains Road, Bronx, NY 10466
Location	Between East 223rd Street & East 224th Street
Block/Lot	4825 / 5
Zoning	R6
Lot Dimensions	25 FT x 75 FT
Lot Size	1,875 SF
Building Dimensions	25 FT x 55 FT
Building Size	4,125 SF
Building Class	K4
Total Commercial Units	1
Total Residential Units	4
Tenancy	Multiple



**\$1,500,000**

Offered At

**4,125 SF**

Building Size

**1**

Commercial Units

**4**

Residential Units

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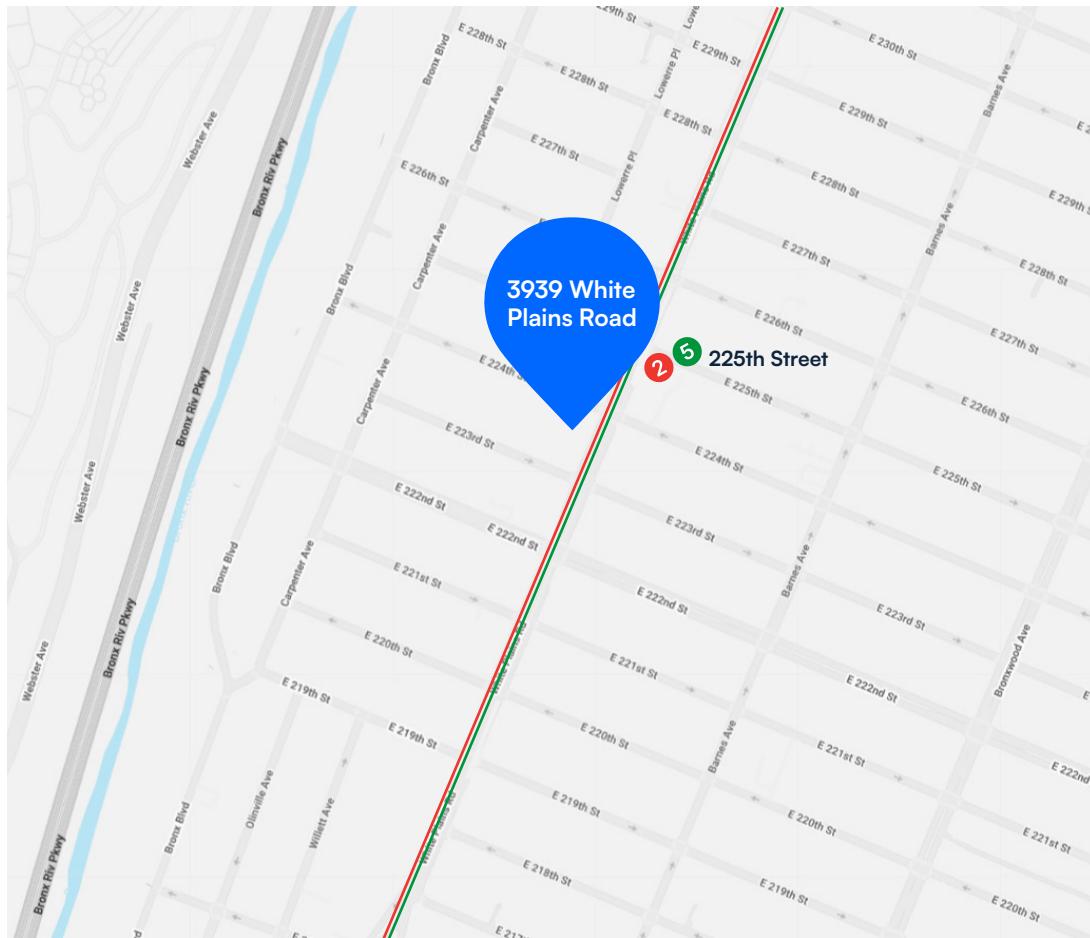
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## TRANSPORTATION AND TAX MAP

### NEAREST TRANSIT

2 5 Trains at 225th Street

Bx39 Bx8 BxM11 Bx31 Bus Lines



### TAX MAP

Carpenter Avenue

4825

East 223rd Street

East 224th Street

White Plains Road

5

N

## PROPERTY PHOTOS



Entrance Commercial Space



Hall



Commercial Space



Apartment Kitchen



Apartment Bedroom



Apartment Living Room

## PROPERTY PHOTOS



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## INCOME STATEMENT SUMMARY

CURRENT RENT ROLL BREAKDOWN		LEASE TERM		ACTUAL BASE RENT			PROJECTED BASE RENT		
TENANT	SF	FROM DATE	TO DATE	PER MONTH	PER YEAR	PER SF	PER MONTH	PER YEAR	PER SF
1 (Commercial) - Extreme Realty	1,375	-	MTM	\$6,035	\$72,420	\$53	\$6,150	\$73,800	\$54
2R - Apartment	688	06/08/2021	06/30/2025	\$1,900	\$22,800	\$33	\$2,200	\$26,400	\$38
2F - Apartment	688	11/15/2022	11/30/2025	\$1,900	\$22,800	\$33	\$2,200	\$26,400	\$38
3F - Apartment	688	11/23/2022	11/30/2025	\$1,900	\$22,800	\$33	\$2,100	\$25,200	\$37
3R - Apartment	688	06/15/2022	06/30/2025	\$2,096	\$25,152	\$37	\$2,100	\$25,200	\$37
<b>TOTALS</b>	<b>4,127</b>			<b>\$13,831</b>	<b>\$165,972</b>	<b>\$40</b>	<b>\$14,750</b>	<b>\$177,000</b>	<b>\$43</b>

### ACTUAL REVENUES

Actual Base Rent	\$165,972
<b>TOTAL REVENUES</b>	<b>\$165,972</b>

### OPERATING EXPENSES

Real Estate Tax	\$23,126
Repairs and Maintenance	\$1,500
Insurance	\$9,797
Utilities (Fuel, Gas)	\$4,626
Water/Sewage	\$2,655
Management	Self
<b>TOTAL EXPENSES</b>	<b>\$41,704</b>
<b>NET PROJECTED OPERATING INCOME</b>	<b>\$135,296</b>

### PROJECTED REVENUES

Projected Base Rent	\$177,000
<b>TOTAL PROJECTED REVENUES</b>	<b>\$177,000</b>

**\$1,500,000**

Offered At

**\$124,268**

Actual NOI

**8.28%**

Actual CAP

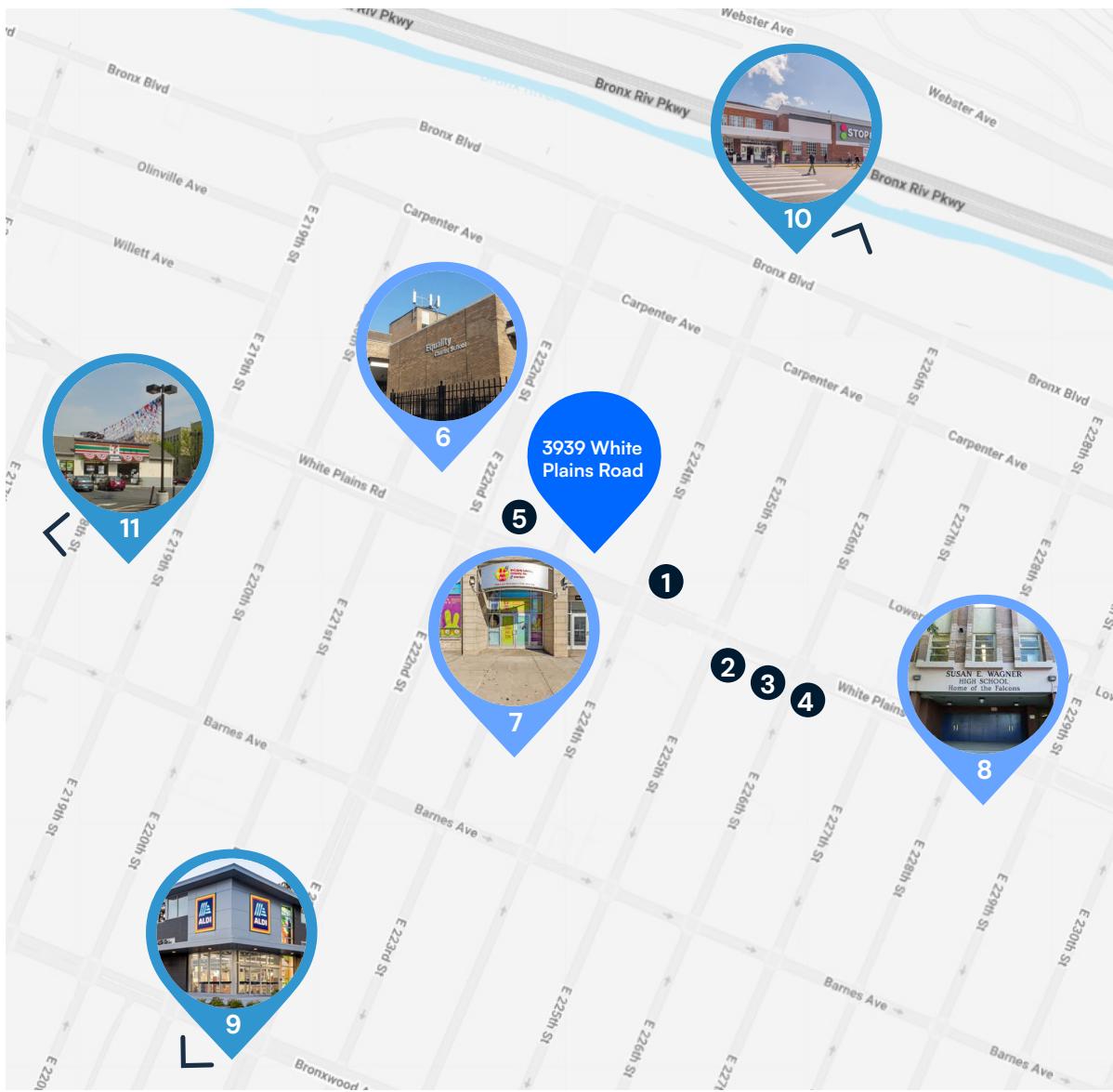
**\$135,296**

Projected NOI

**9.02%**

Projected CAP Rate

## DEVELOPMENTS IN THE AREA



### BUILDING DEVELOPMENTS

1. **3949 White Plains Road, Bronx, NY 10466** Larger lowrise building with commercial units.
2. **3990 White Plains Road, Bronx, NY 10466** Small lowrise building.
3. **3994 White Plains Road, Bronx, NY 10466** Residential/commercial building
4. **3998 White Plains Road, Bronx, NY 10466** Mixed residential/commercial property.
5. **3979 White Plains Road, Bronx, NY 10466** **Lowrise building** Bronx Post Office sold; Hostos expanding programs.

### NEARBY SCHOOLS

6. **Equality Charter Elementary School** Public charter elementary school right around the corner.
7. **Beanstalk Academy** Preschool center adjacent to White Plains Road.
8. **Susan E. Wagner Day School** Public elementary school within walking distance.

### GROCERY & EVERYDAY NEEDS

9. **ALDI** Discount national grocery chain (about 1–2 miles away).
10. **Stop & Shop** Large regional supermarket chain with wide selection.
11. **7-Eleven** Convenience store (multiple locations within a couple miles).



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## LOCATION OVERVIEW

### WAKEFIELD

Located in the northern Bronx, Wakefield offers a balanced mix of residential charm and active neighborhood commerce. White Plains Road functions as a major commercial corridor, featuring local grocers, pharmacies, casual dining spots, and everyday services that cater to a long-standing, diverse community. With convenient access to public transportation—including the White Plains Road subway stations and multiple bus lines—the area supports steady pedestrian activity and easy connectivity to the rest of the Bronx and Manhattan. Known for its strong neighborhood identity and practicality, Wakefield continues to appeal to families, commuters, and small businesses seeking affordability, accessibility, and a close-knit community feel.

### POINTS OF INTEREST

- Seton Falls Park
- Bronx River Greenway
- Woodlawn Cemetery
- Van Cortlandt Park

### DEMOGRAPHICS

*Within a one-mile radius of the property*

<b>36,682</b>	<b>102,377</b>	<b>\$78,482</b>
Total Households	People	Avg Household Income

3939 WHITE PLAINS ROAD, BRONX, NY 10466

**4,125 SF**

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