

PRIME COMMERCIAL INVESTMENT OPPORTUNITY

MARBLE HILL / RIVERDALE AREA, BRONX, NY

Excellent opportunity to own a fully income-producing C-Commercial building in a high-demand location with strong cash flow and long-term upside.



APPROX.
7-8%
CAP RATE



PROJECTED NET OPERATING INCOME
APPROX.
\$90,000
ANNUALLY



PROPERTY HIGHLIGHTS



C-COMMERCIAL BUILDING



BUILT IN 2006



3 STABLE TENANTS



HIGH CEILINGS THROUGHOUT



INDIVIDUAL CENTRAL HEATING & COOLING



BASEMENT WITH EXTERIOR WINDOWS
NATURAL LIGHT & VENTILATION



WELL-MAINTAINED PROPERTY

BUILDING OVERVIEW



1ST FLOOR LAUNDROMAT

Well-established business operating for nearly 15 years with a loyal customer base.



2ND FLOOR OFFICE

Professional office space with high ceilings and excellent layout.



BASEMENT CHURCH

Spacious and well-kept space with exterior windows providing natural light and ventilation.



EXCELLENT LOCATION

Located next to Riverdale in the Marble Hill area of the Bronx, surrounded by a strong residential community with above-average income levels, convenient transportation, and excellent visibility.



STRONG DEMAND



CLOSE TO TRANSPORTATION



STABLE NEIGHBORHOOD



GREAT INVESTMENT & UPSIDE POTENTIAL



CONTACT US TODAY

FOR FINANCIALS AND
TO SCHEDULE A PRIVATE SHOWING!



Alice Jin
Lic. R.E. Broker



646-286-1758



alicerealtor88@gmail.com



36-34 Union St., #2R
Flushing, NY 11354

中文, English, 한국어

