



AN ASSET WITH NO DEFFERED MAINTENANCE

THE OFFERING:

The subject offering is a 4,500-square-foot newly renovated retail strip on the corner of Riverdale Avenue and 261st Street in the Riverdale section of the Bronx. The property consists of seven stores, and it is 100% occupied. All seven tenants have 3% annual increases. The property underwent a substantial renovation in 2021, including new electric and gas meters (and panels) for all seven stores, a new roof, and full façade repairs for four stores on 261st Street. In addition, every store here has its own basement. Ownership did all new concrete floors here in those basements.

The property benefits from staggered leases and strong annual increases. An opportunity to acquire a corner multi-tenant retail property in Riverdale, one of the city's most highly desirable residential neighborhoods. The property sits directly across the street from the entrance to the College of Mount Saint Vincent, a private university with 1,800 students. The site is surrounded by thousands of housing units and a mix of local and national retailers.

PROPERTY RENT ROLL



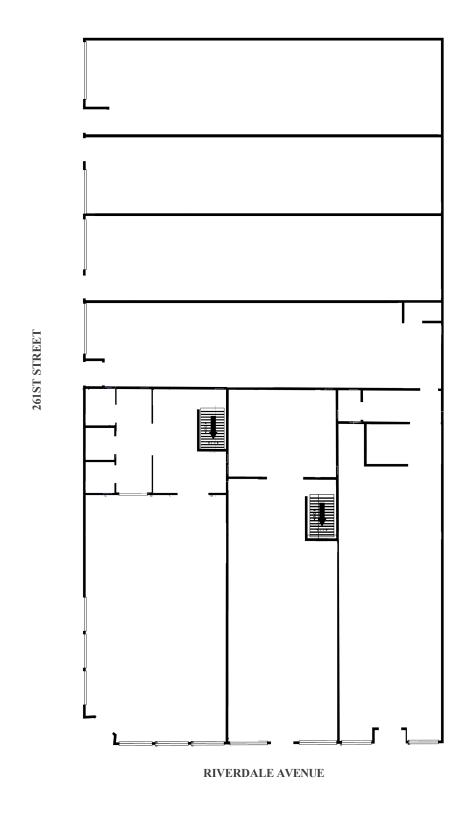
Ground: 4,500 SF



Units: 7

Tenant	SF	PSF	Increase Per Annum	Lease Expirations	Monthly Rent	Annual Rent
Deli	900	\$67.53	3.0%	9/30/31	\$ 5,064.79	\$ 60,777
Sheza Coffee Shop	800	\$59.09	3.0%	9/30/31	\$ 3,939.28	\$ 47,271
Flower Land	800	\$67.50	3.0%	9/30/29	\$ 4,500.00	\$ 54,000
Barber Shop	500	\$52.80	3.0%	9/30/30	\$ 2,200.00	\$ 26,400
Esthetics Spa	500	\$64.80	3.0%	8/31/28	\$ 2,700.00	\$ 32,400
D Kitchen	500	\$50.40	3.0%	7/31/28	\$ 2,100.00	\$ 25,200
All State Insurance	500	\$52.45	3.0%	10/31/26	\$ 2,185.45	\$ 26,225
Total Leasable Sq. Ft.	4,500					
Total Square Feet						
	Rent					272,274
	Total Income					272,274
Real Estate Taxes	21,511					21,511
Insurance	5,000				-	5,000
Repairs & Maintenance	3,000				-	3,000
	Total Expenses				-	29,511
	NOI				-	242,763

PROPERTY FLOOR PLAN













CONTACT US:

COREY HOROWITZ

+1 (914) 874 3434 CHOROWITZ@RWREALESTATEGROUP.COM

