



FOR SALE
ASKING PRICE \$2,350,000

211 W 252ND ST

Bronx, NY 10471 | **Bronx**

A 4-STORY WALK-UP APARTMENT BUILDING CONSISTING OF 5 RESIDENTIAL UNITS, LOCATED IN THE RIVERDALE NEIGHBORHOOD OF THE BRONX.

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

100% Free Market

#2

Recently Constructed: Built in 2018

#3

Location: Directly across from Van Courtlandt Park

#4

Transportation: Close proximity to the Van Cortlandt Park-242 Street **1** Subway line

#5

Building Amenities:

- a. All units have private outdoor space
 - b. All Tenants Pay their own heat, hot water and electricity (individual furnaces, water heaters, all separately metered)
 - c. Opportunity to add more laundry or storage units for additional income
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PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **211 W 252ND STREET** — in the Bronx.

A solid investment opportunity awaits with this 4-story brick walk-up, a 5-unit apartment building in Riverdale, The Bronx. Each unit boasts its own heating and air conditioning systems, with added modern conveniences such as Wifi/Video doorbell service. Onsite laundry facilities add to tenant convenience. The top floor features a duplex with a spacious roof deck offering panoramic views of the park. Additionally, each of the other four apartments includes balconies.

The apartment setups are as follows:

- **Apt 1:** 1st Floor 2BR 2 Bath with a recreation room/den and a fully fenced-in backyard.
- **Apt 2:** 2nd Floor 2BR 2 Bath with Balcony.
- **Apt 3:** 3rd Floor 2BR 2 Bath with Balcony.
- **Apt 4:** 4th Floor front 1BR 1 Bath with Balcony.
- **Apt 5:** 4th & 5th Floor rear 1BR 1.5 Bath with Roof Deck.

The property's proximity to Van Cortlandt Park, along with its convenience to schools, libraries, shops, restaurants, transportation options including the **1** Train, Route 87, Henry Hudson Parkway, and local and express buses to Manhattan, make it an attractive investment opportunity.

FINANCIAL SNAPSHOT

Asking Price	\$2,350,000
Price Per SF	\$437
Price Per Unit	\$470,000
Capitalization Rate	5.14%

PROPERTY SUMMARY

THE OFFERING

Property Address	211 W 252nd St, Bronx, NY 10471
County	Bronx
Location	Located on the north side of West 252nd Street between Broadway and Old Albany Post Road
Block	5834
Lot	3007
Property Type	Five to Six Familie (C2)

PROPERTY INFORMATION

Lot Dimensions	24' x 86.13'
Lot SF	2,067 SF (approx.)
Building Dimensions	24' x 41.08'
Stories	4
Year Built / Last Altered	2018
Walk-Up / Elevator	Walk-Up
Above Grade Gross SF	5,374 SF (approx.)
Below Grade Gross SF	0 SF (approx.)
Total Gross SF	5,374 SF (approx.)
Residential Units	5

ZONING INFORMATION

Zoning	R6
Street Width	60'
FAR (Residential)	2.43
Buildable SF (Residential)	5,023 SF (approx.)
FAR (Community Facility)	4.8
Buildable SF (Community Facility)	9,922 SF (approx.)

TAX INFORMATION

Assessment (24/25)	\$247,533
Tax Rate (24/25)	12.502%
Annual Property Tax (24/25)	\$30,947
Tax Class	2A

RESIDENTIAL REVENUE

UNIT	BED / BATH	FM / RS	LXP	MONTHLY RENT
APT 1	2 / 2	FM	Jul-24	\$3,500
APT 2	2 / 2	FM	Jul-24	\$2,800
APT 3	2 / 2	FM	Jan-25	\$2,800
APT 4	1 / 1	FM	Nov-24	\$2,100
APT 5	1 / 1.5	FM	May-24	\$2,600
TOTAL SF	5,374			
			GROSS MONTHLY RESIDENTIAL REVENUE:	\$13,800
			GROSS ANNUAL RESIDENTIAL REVENUE:	\$165,600
			AVERAGE MONTHLY RENT PER UNIT:	\$2,760
			AVERAGE RENT PER SF (GROSS):	\$31

MISCELLANEOUS REVENUE

USE	ANNUAL RENT	MONTHLY RENT
LAUNDRY	\$2,400	\$200
STORAGE	\$9,000	\$750
	GROSS MONTHLY MISC. REVENUE	\$950
	GROSS ANNUAL MISC. REVENUE	\$11,400
	TOTAL GROSS MONTHLY REVENUE	\$14,750
	TOTAL GROSS ANNUAL REVENUE	\$177,000
	AVERAGE RENT PER SF (GROSS):	\$33

INCOME & EXPENSES

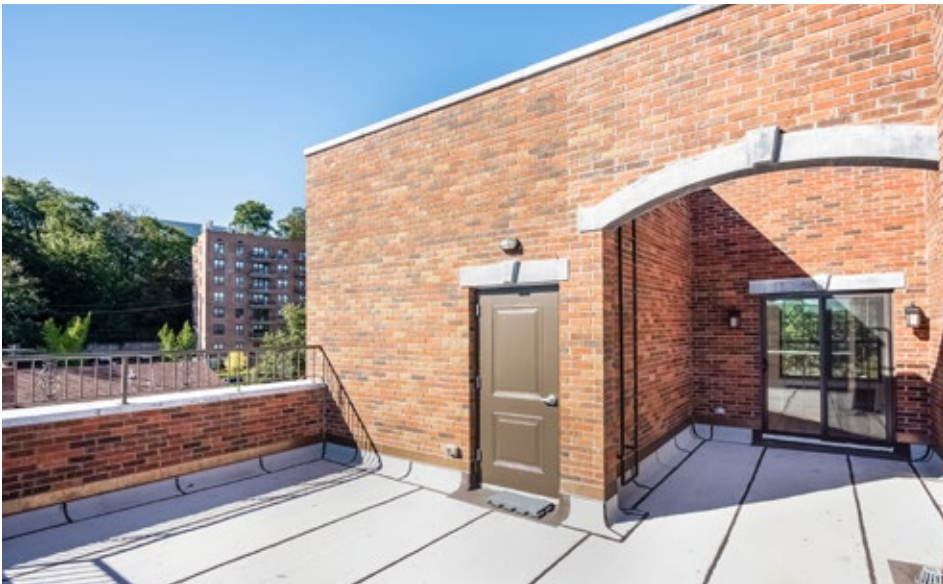
TOTAL REVENUE	GSF	\$ / SF	ANNUAL INCOME
Total Gross Annual Income	5,374	\$32.94	\$177,000
Less General Vacancy / Credit Loss		\$(0.92)	\$(4,968)
Effective Gross Annual Income		\$32.01	\$172,032

ACTUAL EXPENSES

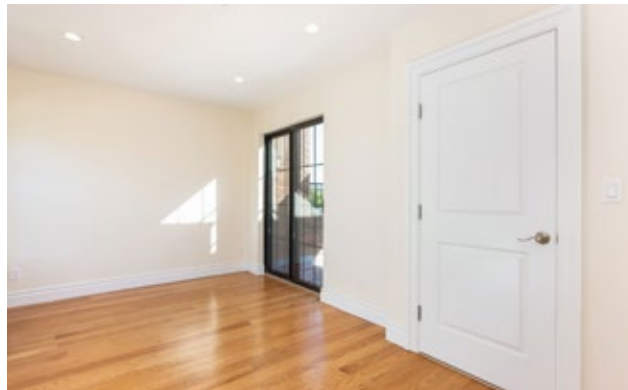
TYPE	ACTUAL	% OF EGI	\$ / SF	ACTUAL
PROPERTY TAXES	24/25	17.99%	\$5.76	\$30,947
INSURANCE	\$4,000/ Year	2.33%	\$0.74	\$4,000
UTILITIES	\$302/ Month	2.10%	\$0.67	\$3,620
FIRE & SPRINKLER FEES &	\$180/ Month	1.26%	\$0.40	\$2,160
REPAIRS & SUPPLIES	\$200/ Month	1.40%	\$0.45	\$2,400
WATER & SEWER	\$250/ Month	1.74%	\$0.56	\$3,000
MANAGEMENT (PROJECTED)	3% of EGI:	3.00%	\$0.96	\$5,161
TOTAL EXPENSES		29.81%	\$9.54	\$51,288
NET OPERATING INCOME				\$120,744

211 W 252ND STREET
FOR SALE

EXTERIOR PHOTOS



INTERIOR PHOTOS



AREA DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
POPULATION	36,800	228,718	604,893
NUMBER OF HOUSEHOLDS	15,390	89,327	225,765
AVERAGE HOUSEHOLD INCOME	\$124,547	\$93,007	\$83,564
MEDIAN HOUSEHOLD INCOME	\$89,257	\$61,709	\$55,856
COLLEGE GRADUATES	14,395 32.2%	57,946 23.2%	121,410 19.0%
TOTAL BUSINESSES	815	4,363	12,298
TOTAL EMPLOYEES	11,576	80,954	167,882
DAYTIME POPULATION	30,901	205,142	505,933

CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

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