

# NNN 41 YEAR REMAINING LEASEHOLD FOR SALE



CURRENTLY LEASED TO A CREDIT WORTHY TENANT, USED AS A MISSION CRITICAL COMMUNICATIONS NETWORK HUB



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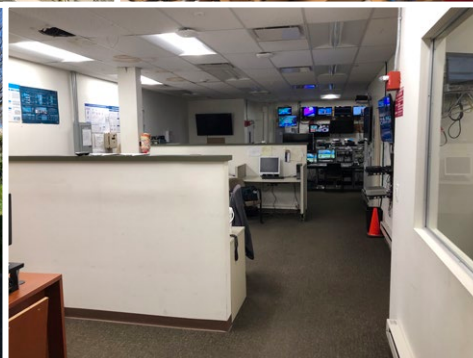
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# 1315

SEABURY AVENUE, BRONX

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## Investment Summary

ABS Partners is pleased to exclusively offer the following ground lease for sale. Located at the intersection of Waterbury, Seabury Avenues and Herschell Street. The property is subleased (NNN) to one of the largest communications network providers in the country. They use the property as a hub to distribute and monitor service for the entire Bronx market. The property has been upgraded with all the necessary infrastructure and redundancy to serve this long term critical use.

## Investment Highlights

### **Superior Access**

- Located at the intersection of four highways
- Easy access to Triborough, Whitestone and Throgs Neck Bridges
- Convenient to Manhattan, Queens, Brooklyn, Long Island and Westchester
- Public transportation nearby (6 train, Bx4 Bus)
- Area has become a logistics hub, perfectly situated for last mile distribution

### **Mission Critical Infrastructure**

- Facility serves as communications hub for entire Bronx market
- Upgraded electrical capacity and backup generator on site
- Ansul Intergeren fire suppression system

### **Credit Tenancy**

- Altice USA, one of the largest communications and media companies in the country
- Rely on the site to provide and monitor high speed broadband serviced throughout the Bronx market
- Long term lease in place

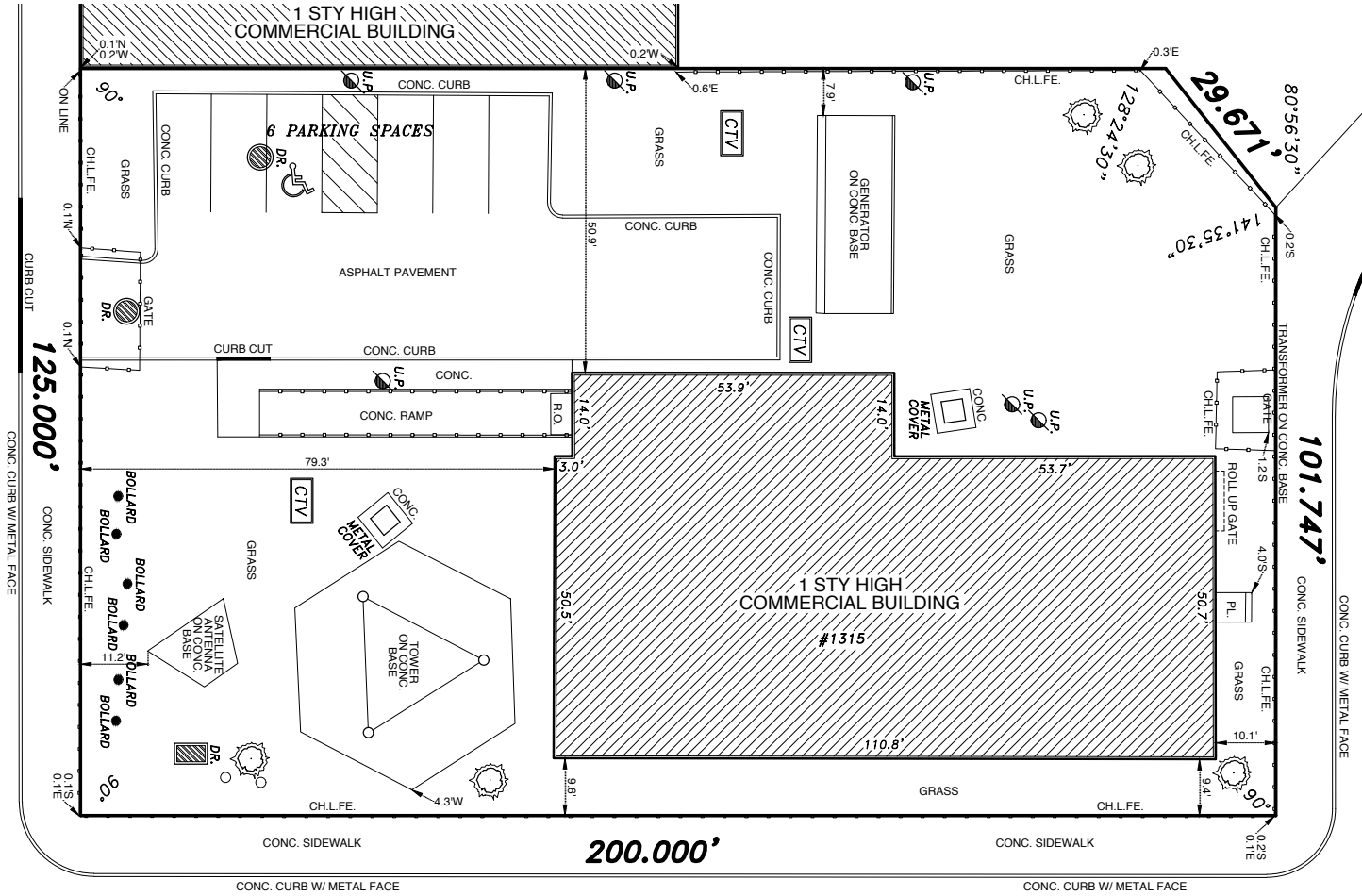
### **Development Rights**

- 24,795 SF lot – currently built with 6,245 SF building
- M1-1 allows for 18,550 SF additional air rights (or greater with community facility)
- Located in the Opportunity Zone

WATERBURY

80' WIDE

AVENUE



## Property Details

Street Address	1315 Seabury Avenue	Number of Buildings	2
City, State Zip	Bronx, NY, 10461	Number of Stories	1
Neighborhood	Westchester Square	Year Built/Renovated	1930
Lot Size	24,795 SF	Max FAR	24,795 SF (Commercial) / 59,508 SF (Community Facility)
Gross Leasable Area (GLA)	6,245 SF	Unused FAR	18,550 SF (Commercial)
Zoning	M1-1	FAR as Built	.25

## Current Rent Roll

Period		Annual Altice Rent	Ground Lease	Net Income
9/1/24	8/31/25	\$297,183.15	\$4,957.20	\$292,225.95
9/1/25	8/31/26	\$302,883.15	\$4,957.20	\$297,925.95
9/1/26	8/31/27	\$308,697.15	\$4,957.20	\$303,739.95
9/1/27	8/31/28	\$314,627.43	\$4,957.20	\$309,670.23
9/1/28	8/31/29	\$320,676.32	\$4,957.20	\$315,719.12
9/1/29	8/31/30	\$326,846.18	\$4,957.20	\$321,888.98
9/1/30	8/31/31	\$333,139.44	\$4,957.20	\$328,182.24
9/1/31	8/31/32	\$339,558.57	\$4,957.20	\$334,601.37
9/1/32	8/31/33	\$346,106.08	\$4,957.20	\$341,148.88
9/1/33	8/31/34	\$352,784.53	\$4,957.20	\$347,827.33
9/1/34	8/31/35	\$359,596.56	\$4,957.20	\$354,639.36
9/1/35	8/31/36	\$366,544.83	\$4,957.20	\$361,587.63
9/1/36	8/31/37	\$373,632.06	\$4,957.20	\$368,674.86
9/1/37	8/31/38	\$380,861.04	\$4,957.20	\$375,903.84
9/1/38	8/31/39	\$388,234.60	\$4,957.20	\$383,277.40
*9/1/2039	8/31/40	\$399,881.64	\$4,957.20	\$394,924.44

\*Ground lease payment increases to \$9,914.40/annum on 6/7/40. Ground lease is fixed until LXP 6/7/66

\*\*Altice has one 5 year renewal option at the greater of \$447,315 or Fair Market Value



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CONVENIENTLY LOCATED WITH CONNECTIVITY TO WESTCHESTER, NYC, QUEENS AND LONG ISLAND

