

3527-3537 JEROME AVE BRONX, NY 10467

FOR SALE | PRIME RETAIL BUILDING



ASKING PRICE: \$6,800,000



PROPERTY INFORMATION

East Coast New York Inc. has retained the exclusive right to facilitate the sale of 3527-3527 Jerome Ave and 2-10 W Gun Hill Rd, Bronx, NY 10467. The property is conveniently on the corner of Jerome Ave and W. Gun Hill Rd and a short walk to **4** Mosholu Pkwy station. Easy access to Mosholu Pkwy and Bronx Pkwy. The property benefits immensely from the densely populated residential and easy access to the public transportation.

The building boasts an impressive 9,000 SF of retail space, 200 FT storefront and C1-3/R7-1 zoning. 23,655 air rights remaining and 7 retail stores.

BLOCK / LOT	3324/135
LOT DIMENSIONS	114.83 X 100 IRR
LOT SQ.FT.	9,500
BUILDING DIMENSIONS	100 X 100 IRR
BUILDING SQ.FT.	9,000
AIR RIGHTS	23,655
ZONING	R7-1/C1-3
YEAR BUILT	1926
ROOF HEIGHT	21'
STORIES	1
COMMERCIAL UNITS	7
RE TAX	\$125,877.07

DISCLAIMER: All information is from sources believed reliable, not independently verified, and thus subject to errors, omissions, and modifications such as price, listing, square footage, rates, and commissions. All information, estimates and projections subject to change, market assumptions, unknown facts and conditions, and future potentialities. Neither East Coast Realtors Inc. or its salesperson makes no express or implied representation or warranties, as facts and results may vary materially from all information estimates and projections.

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INCOME

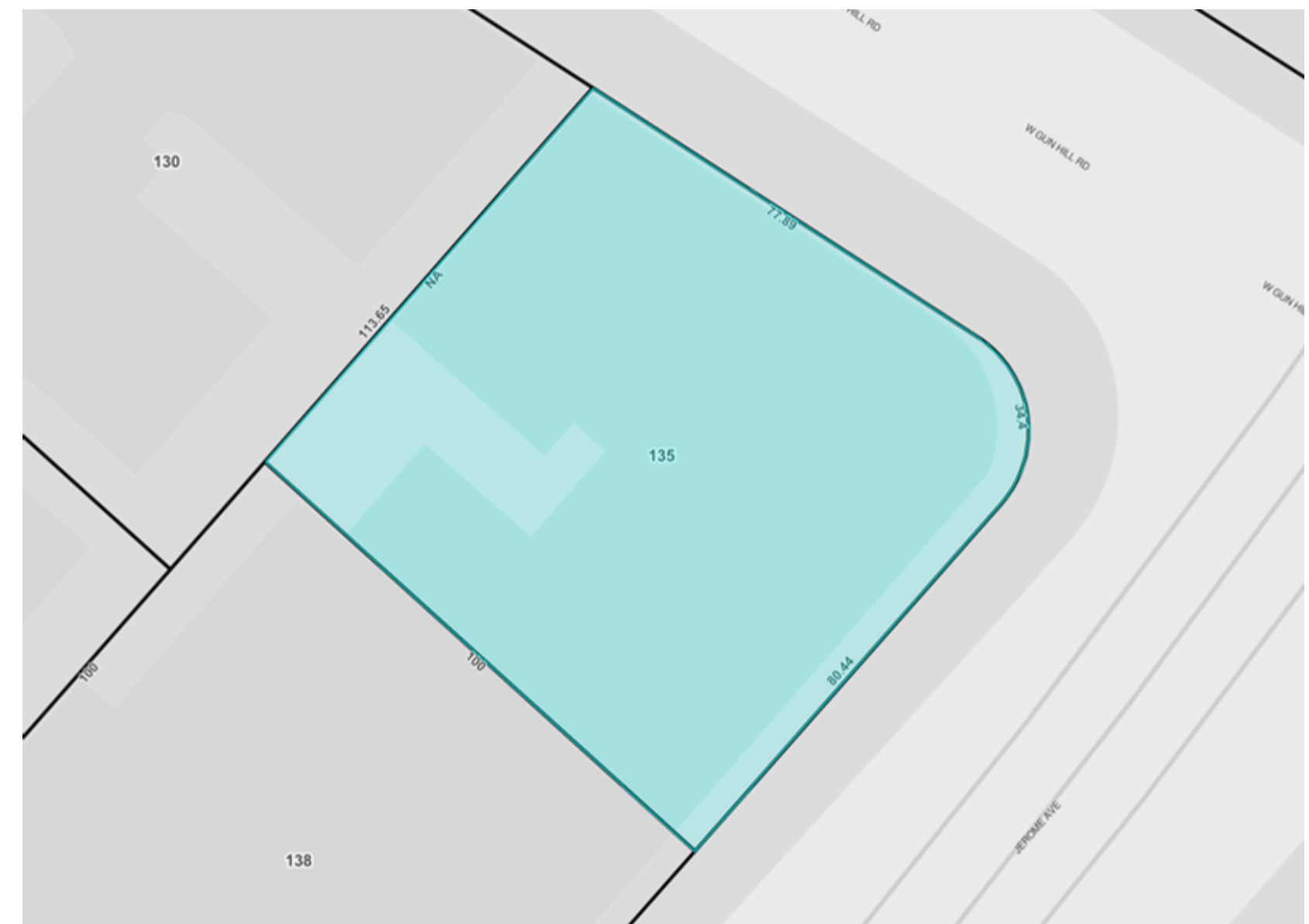
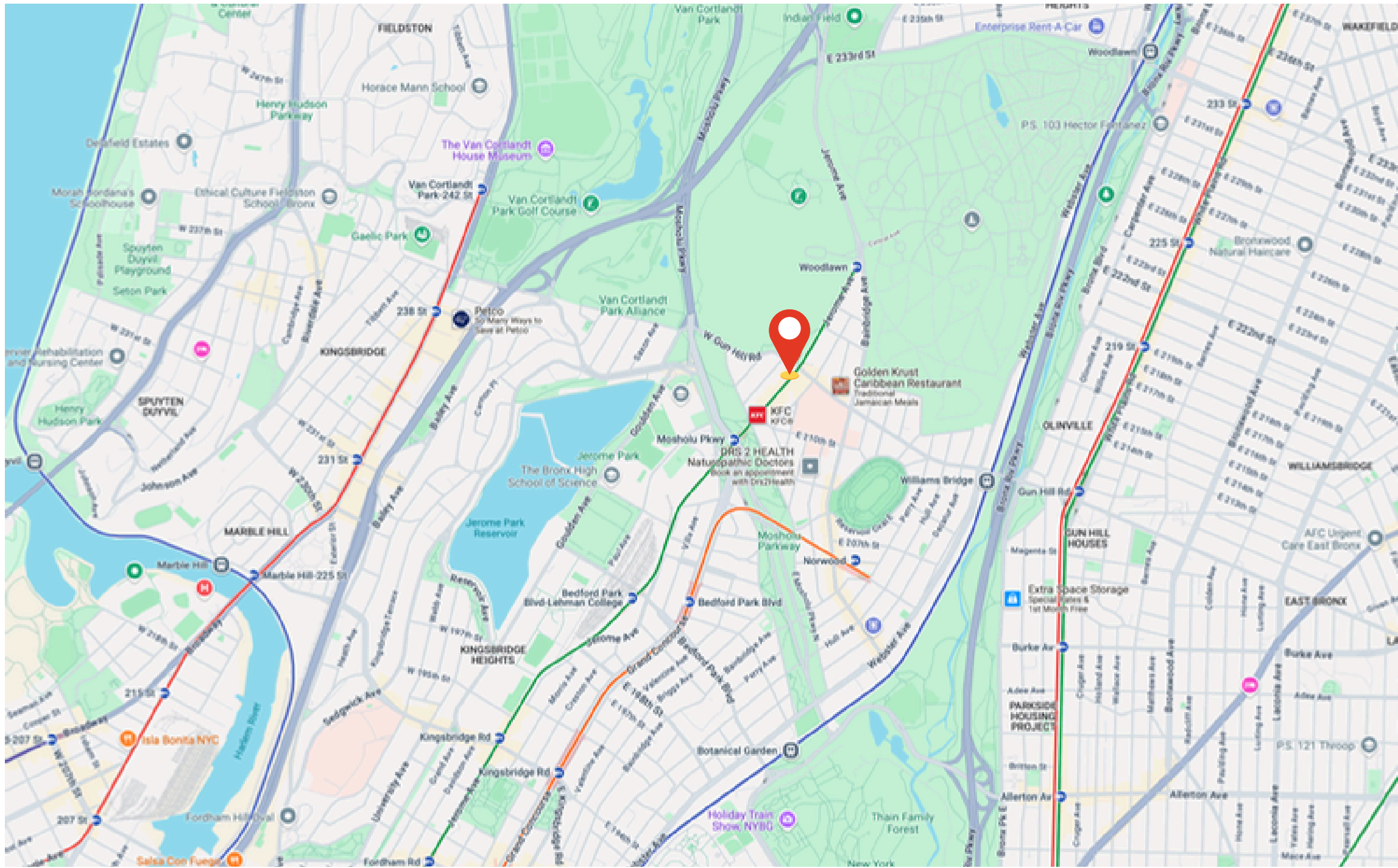
#	Tenants	Occupancy	Monthly Gross Rent	RE. Tax	Water	Total	Start	End
1	3527 Jerome Ave (Monte Liquor & Wine)	Occupied	\$8,000.00		\$100.00	\$8,100.00	12/1/2025	12/31/2030
2	3529 Jerome Ave (Moshulu Pharmacy)	Occupied	\$10,234.00	\$14.09		\$10,248.09	5/12/2023	4/30/2028
3	3533-35 Jerome Ave (El Valle Rest.)	Occupied	\$22,318.00	\$12.68	\$1,000.00	\$23,330.68	1/1/2024	12/31/2028
4	6 W Gunhil Road (OSEAS Barber/Salon)	Occupied	\$3,182.00			\$3,182.00	9/1/2022	8/31/2025
5	8 W Gunhil Road (Barbershop will take over)	Vacant	\$3,000.00			\$3,000.00		
6	10 W Gunhil Road (Candy (Abdul Ali))	Occupied	\$3,726.00	\$873.78	\$150.00	\$4,749.78	8/1/2002	7/31/2030
Total			\$50,460.00	\$900.55	\$1,250.00	\$52,610.55		

EXPENSE

Insurance	\$21,856.24
Utilities (Water & Sewer)	\$29,343.59
Property Tax	\$125,877.07
Total	\$177,076.90

NOI

INCOME	EXPENSE	NOI
\$631,321.60	\$177,076.90	\$454,249.70



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