

# 2104 HUGHES AVE

Bronx, NY 10467



## Multifamily Building For Sale

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# PROPERTY SUMMARY



PROPERTY ANALYSIS	
Address	2104 Hughes Ave, Bronx, NY 10457
Block & Lot	03081-0003
Neighborhood	Belmont
Cross Streets	E 180th St & E 181st St
Asset Type	Multifamily
No. of Units & Stories	5 & 3
Lot SF	2,377 SF
Lot Size	25 ft x 95.08 ft
Building SF	3,750 SF
Building Size	25 ft x 50 ft
FAR (As Built)	3.44 (1.58)
Buildable	8,177
Zoning	R7-1
Year Built	1931
Taxes & Tax Class	\$11,060 & 2A

## ASKING PRICE

**\$1,400,000**

PPSF	\$373
Cap Rate:	6.3%
Pro Cap:	8.3%

## PROPERTY HIGHLIGHTS

- Three-story multifamily building featuring five free-market residential units on a 2,377-square-foot lot in the Belmont neighborhood of the Bronx.
- Zoned R6, the property contains 3,750 square feet of existing building area with a maximum buildable potential of 8,177 square feet, offering meaningful upside for future expansion or redevelopment.
- Protected Tax Class 2A.
- The building offers both immediate income potential and long-term growth opportunities in one of the Bronx's most active multifamily markets.
- Close to the Tremont Avenue station, served by the B and D subway lines, providing direct access throughout the Bronx and into Manhattan for residents and commuters.

# PROPERTY DESCRIPTION

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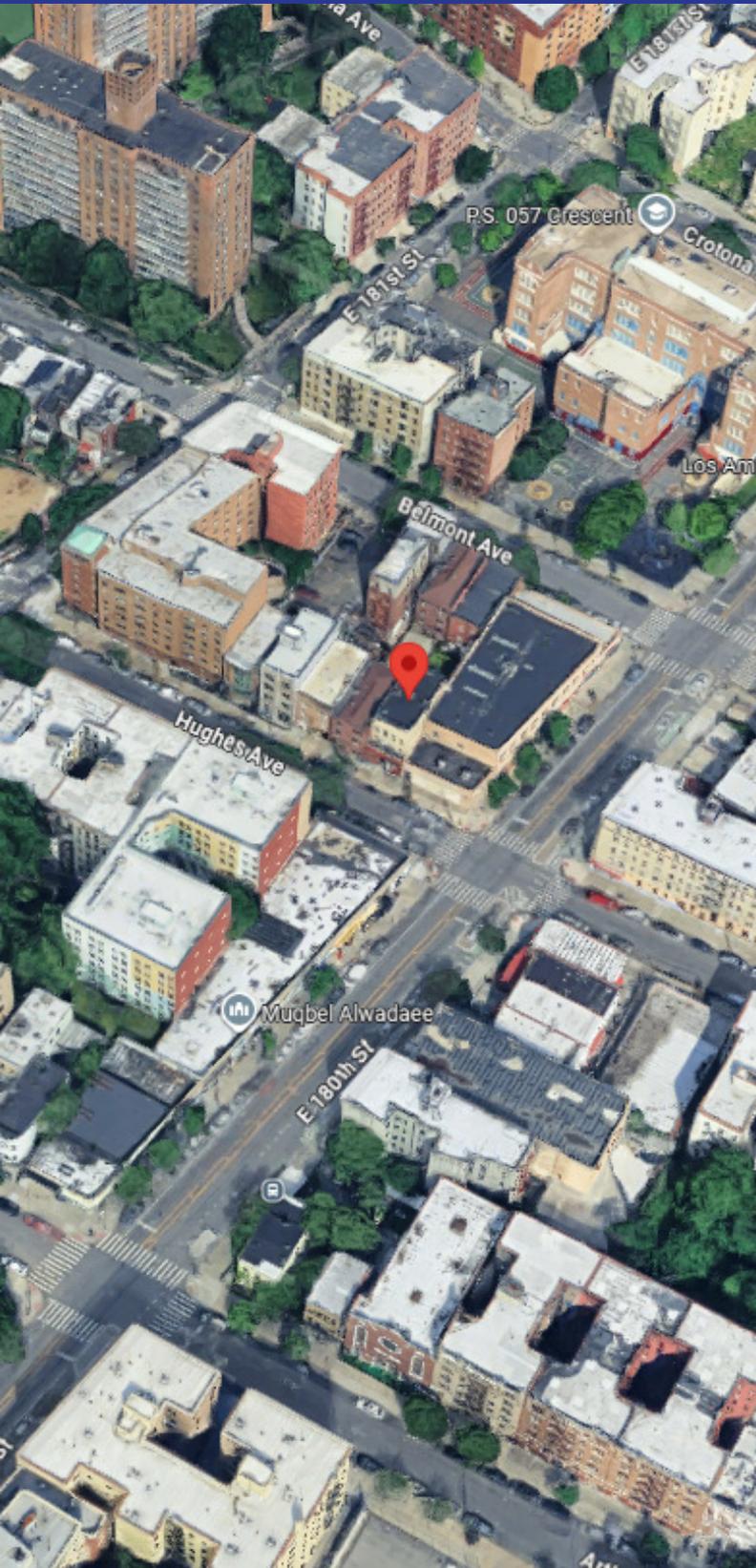
Asset CRG Advisors, LLC, has been exclusively retained to market a three-story multifamily property located in the Belmont neighborhood of the Bronx. Sitting on a 2,377-square-foot lot, the building features five residential units across 3,750 square feet, providing a stable foundation for an investor seeking immediate cash flow in one of the borough's most active rental markets. With a maximum buildable area of 8,177 square feet, the property also offers significant long-term upside for expansion or redevelopment.

Located just off Arthur Avenue—one of New York City's most celebrated dining and cultural corridors—the property benefits from exceptional neighborhood amenities, including local retailers, markets, schools, and parks. Transit access further enhances its appeal, with the Tremont Avenue station (B & D lines) and multiple bus routes providing direct connections across the Bronx and into Manhattan. This offering represents a rare opportunity for investors or developers looking to secure a well-located asset with both strong in-place potential and future growth possibilities.

## LOCATION DESCRIPTION

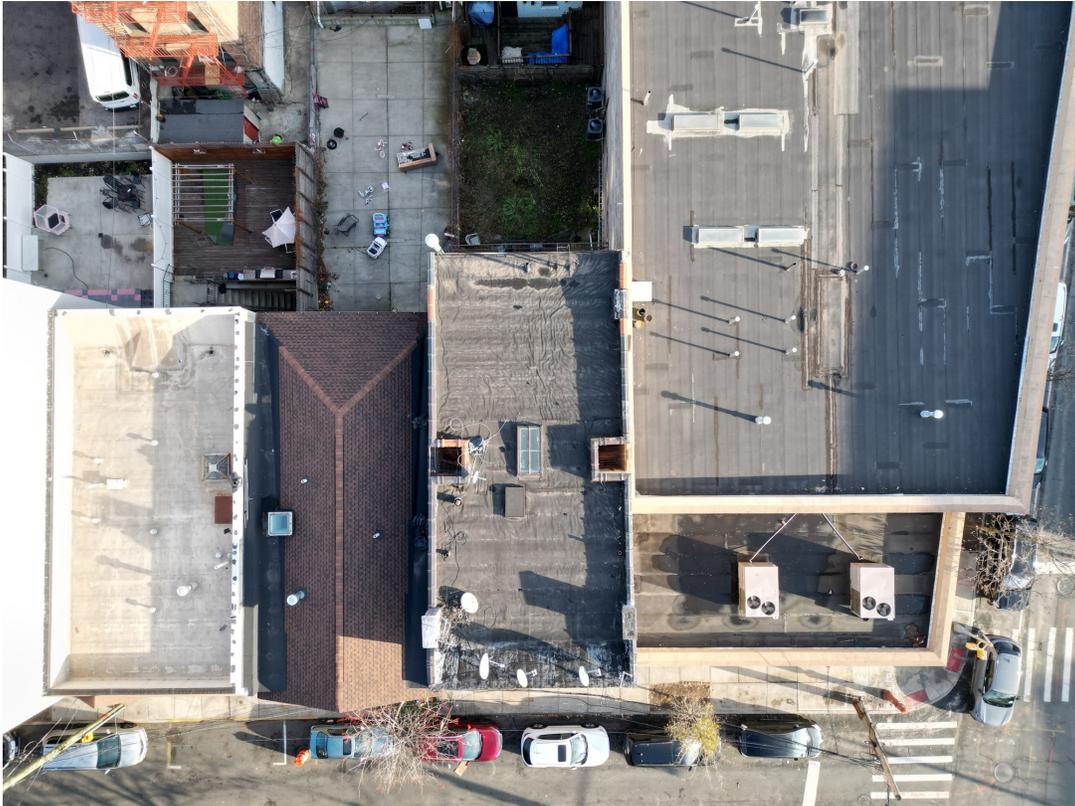
Situated in the Belmont section of the Bronx, 2104 Hughes Avenue benefits from a vibrant and well-established residential community known for its cultural character and strong neighborhood amenities. The property is positioned just steps from Arthur Avenue, the heart of the Bronx's renowned "Little Italy," offering access to a wide range of restaurants, markets, and local retailers. The area also includes schools, parks, and essential services, creating a convenient and appealing environment for residents.

The location provides excellent connectivity, with nearby transit options including the Tremont Avenue station (B & D lines) and access to several major bus routes, offering direct links throughout the borough and into Manhattan. Proximity to St. Barnabas Hospital and Fordham University further strengthens local housing demand, making this a highly desirable location for both residents and investors.



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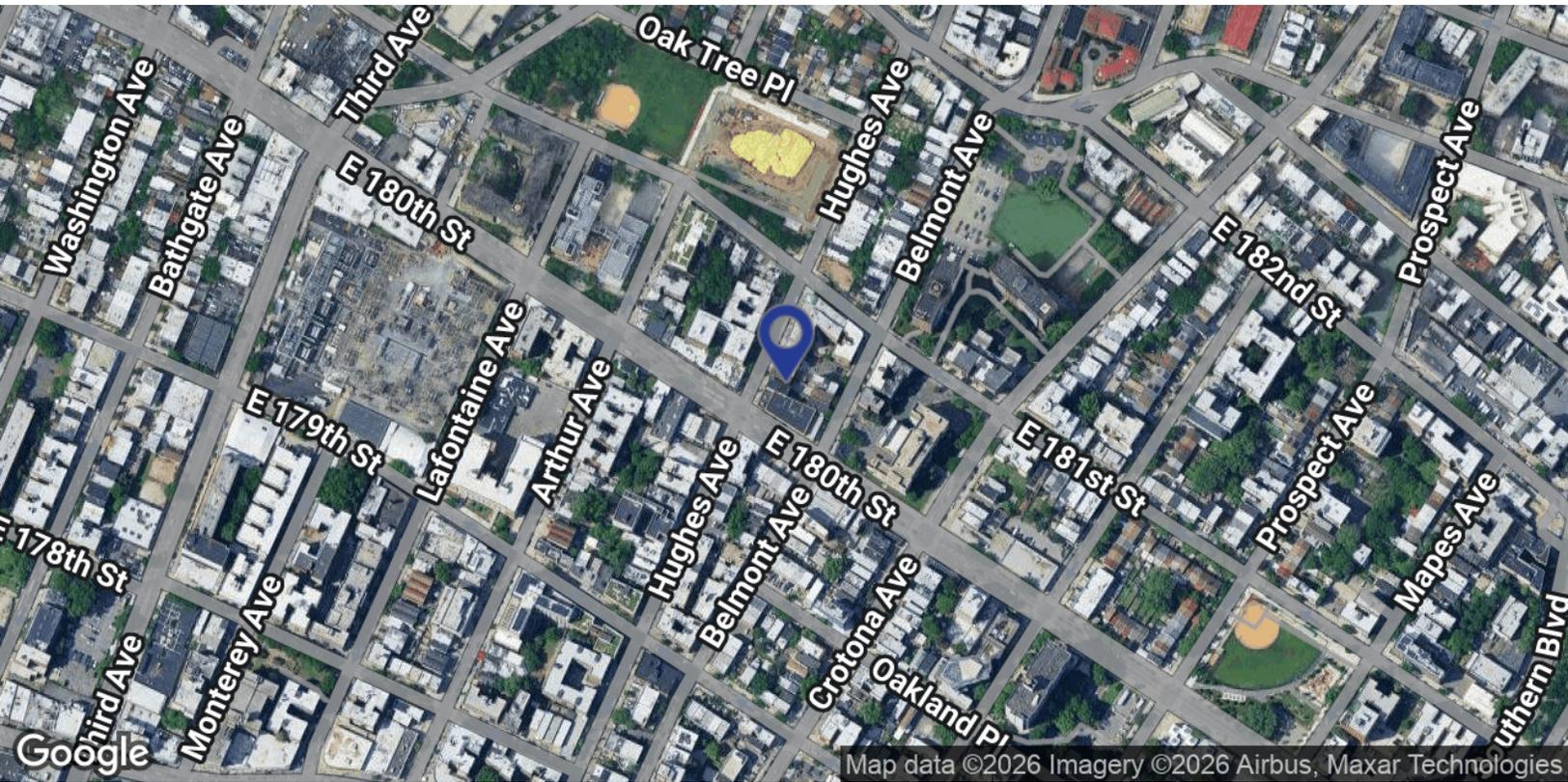
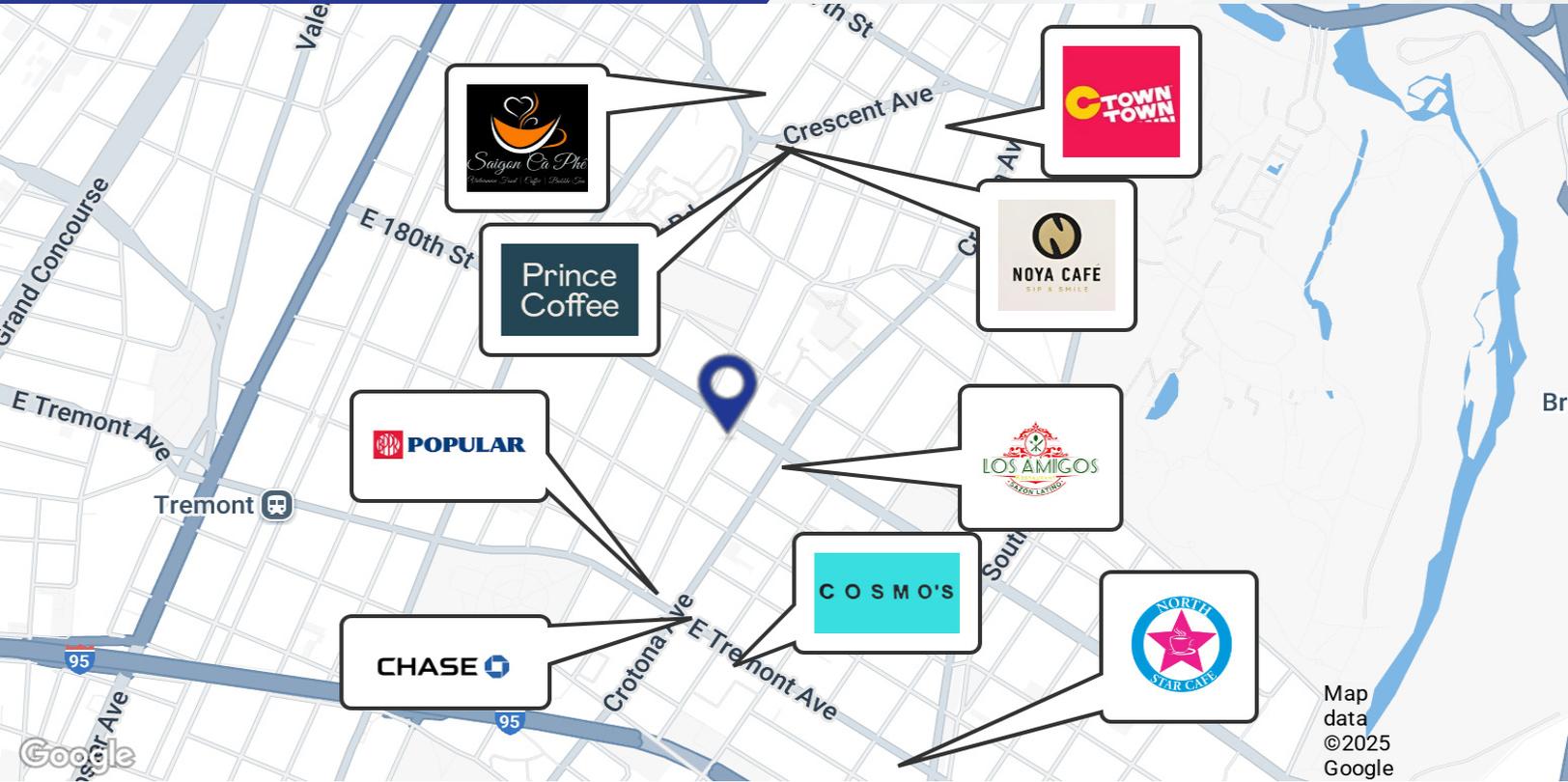
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# RETAILER & AERIAL MAP



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# NEIGHBORHOOD OVERVIEW



## BELMONT

Belmont, often referred to as the “Little Italy of the Bronx,” is one of the borough’s most culturally rich and historic neighborhoods. Known for its vibrant streets, strong community identity, and long-standing family-owned businesses, Belmont blends old-world charm with ongoing reinvestment and neighborhood growth. The area is anchored by its iconic commercial corridor, Arthur Avenue, home to some of New York City’s most celebrated Italian bakeries, markets, and restaurants — a major culinary destination that draws visitors from across the region.

Residential streets throughout Belmont are characterized by classic Bronx architecture, including prewar multi-family buildings, brick rowhouses, and walk-up apartments. The neighborhood’s scale and walkability create a close-knit community environment, supported by local shops, specialty grocers, schools, and places of worship. Its strong cultural fabric and sense of tradition make Belmont one of the most distinctive neighborhoods in the Bronx.

Belmont offers excellent access to green space with the New York Botanical Garden and The Bronx Zoo bordering the neighborhood, providing world-class recreational and educational amenities just steps away. The area is also served by major institutions such as Fordham University, which contributes to steady local activity and economic stability.

Transportation access includes multiple bus routes and proximity to the Fordham Metro-North Station, offering a quick commute to Manhattan and points north. Additionally, the neighborhood connects easily to key Bronx corridors such as Fordham Road, Third Avenue, and Webster Avenue, providing strong accessibility for residents and businesses alike.

Belmont continues to experience revitalization through new housing, retail improvements, and infrastructure upgrades. Its blend of cultural heritage, educational anchors, and recreational amenities make it an attractive location for long-term investment and residential demand.



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