

FOR SALE

1704 Seddon Street,
Bronx, NY 10461

48 Unit Corner Walk-Up Building in
Westchester Square

Ariel
GREA Partner

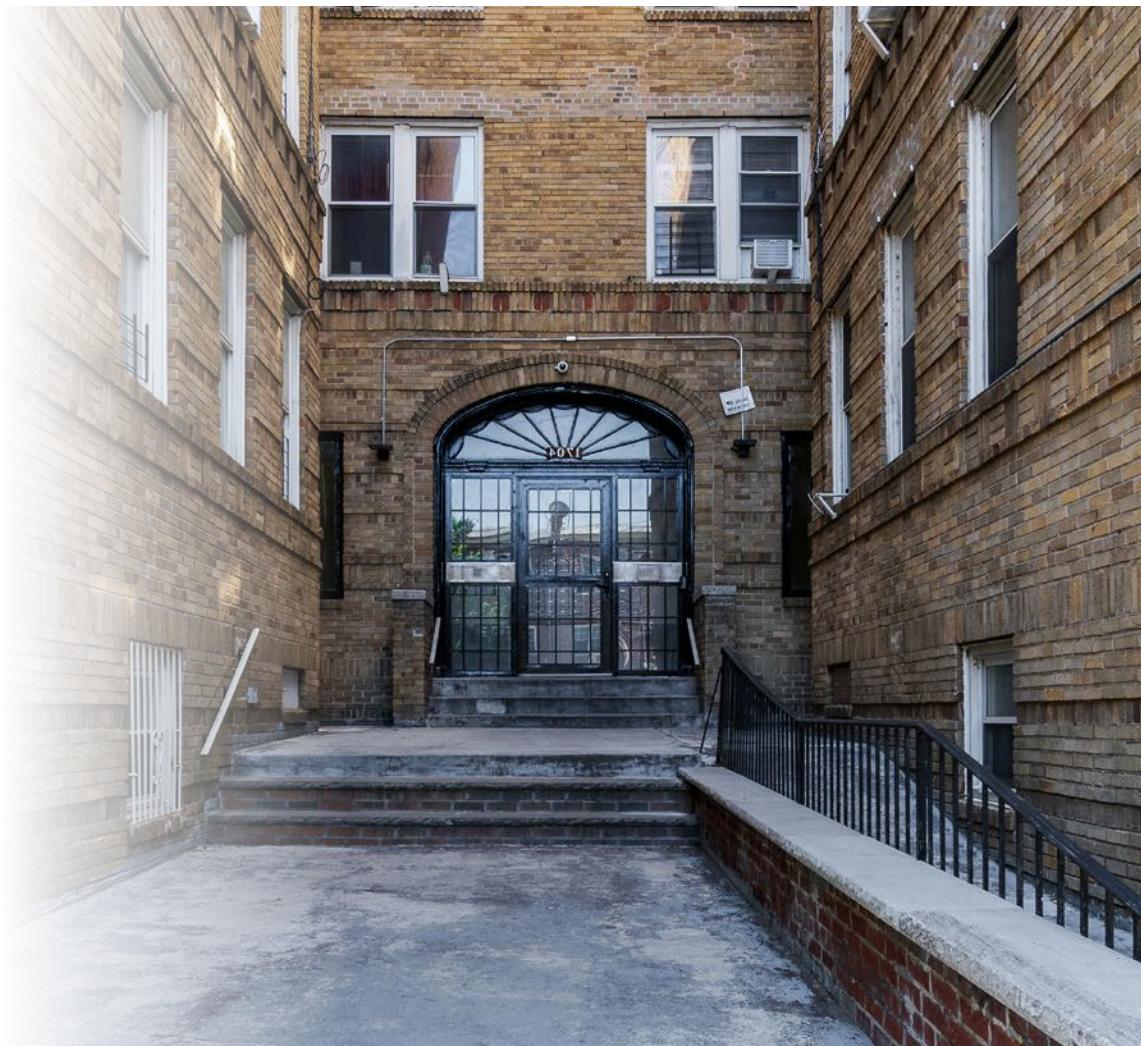


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- Located on the Northwest corner of Seddon Avenue & Maclay Avenue
- Unit breakdown is comprised of 6 (six) studio apartments, thirty (30) 1-bedroom apartments and twelve (12) 2-bedroom apartments
- Abundance of national/local commercial tenants are accessible for residents on E Tremont Avenue, & Westchester Avenue
- The asset is in close proximity to supermarkets, local eateries, schools & medical institutions
- Transportation options include local bus lines & 6 train at the Westchester Square-E Tremont Station



Asking Price: \$3,250,000 | \$77 / \$/SF | \$67,708 / \$/Unit | 9.20% / Cap Rate | 4.23 / GRM

Exclusively Represented By
212.544.9500 | arielpa.nyc

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Erik Moloney x24
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For Financing
Information: **Matthew Swerdlow x56**
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates, and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. September 15, 2025 5:33 pm

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Property Information

Block / Lot	3999 / 1
Lot Dimensions	98.8' x 96.75'
Lot Sq. Ft.	9,581
Building Dimensions	98' x 86'
Stories	5
Residential Units	48
Total Units	48
Building Sq. Ft.	42,140
Zoning	R6
FAR	2.20
Buildable Sq. Ft.	21,078
Air Rights Sq. Ft.	None
Tax Class	2
Assessment (25/26)	\$859,050
Real Estate Taxes (25/26)	\$107,381

*All square footage/buildable area calculations are approximate

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For More Information Contact Our Exclusive
Sales Agents at **212.544.9500** | arielpa.nyc

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