

BROWN
HARRIS
STEVENS

Commerical Real Estate

FIRST TIME ON MARKET IN OVER 50 YEARS

FOR SALE

50-56 East Fordham Road

Bronx, New York

18,070 +/- SF 2 Story Retail/Commercial Building

9,698 +/- SF Lot Built 1925

** PRIME CORNER LOCATION

** LONG TERM TENANTS

** DOMINANT RETAIL CORRDIDOR

** HIGH FOOT TRAFFIC

** CLOSE TO BUS AND SUBWAY

PRICE: \$18,500,000.

RENT ROLL: \$1,205,590.

EXPENSES: \$ 387,653.

NET OPERATING INCOME: \$ 817,937.

CAP RATE: 4.4%

Zoning – R6A, C4-4

Residential FAR – 3.44

FACILITY FAR – 6.5

COMMERCIAL – 3.4

FAR AS BUILT – 1.86

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