



**751**  
**TILDEN STREET**  
BRONX, NY 10467

**aksr**

# 751 TILDEN STREET

BRONX, NY | WILLIAMSBRIDGE

Between Barnes Avenue and Mattie Harris Place

Kassin Sabbagh Realty (KSR) is pleased to represent 751 Tilden Street, a classic pre-war multifamily asset positioned in the heart of the Williamsbridge neighborhood of the Bronx. Built in 1928, this five-story, 28-unit building totals approximately 17,915 square feet and sits on a 5,000 sq. ft. lot with a footprint of roughly 50 by 100 feet. Its scale and architecture reflect the durable, character-rich construction typical of early-century Bronx housing stock.

The property benefits from a location that checks the boxes for both renters and long-term investors. Williamsbridge offers strong transit connectivity and everyday convenience: multiple bus lines serve the area, and the Gun Hill Road station—home to the 2 and 5 trains—is just a short walk away. This creates a true “Rider’s Paradise” environment and supports consistent tenant demand. The neighborhood also provides access to an array of parks and recreational spaces, including Williamsbridge Oval Park, Seton Falls Park, Van Cortlandt Park, and Bronx Park, all within a few miles. Schools, retail, and local amenities are easily reachable, reinforcing the property’s walkability and appeal.

For residents, 751 Tilden offers solid, well-proportioned units within a stable, established community. For owners, it represents a straightforward, dependable Bronx multifamily—strong bones, consistent demand drivers, and value supported by transit, neighborhood infrastructure, and lifestyle amenities. As with many pre-war buildings, the amenity package is more traditional than modern luxury stock, but the fundamentals and location more than compensate.

**ASKING PRICE: \$2,750,000**

<b>Stories</b>	5
<b>Buildings on lot</b>	1
<b>Year built</b>	1928
<b>Building class</b>	Over Six Families without Stores (C1)
<b>Block &amp; lot</b>	04659-0062



## PROPERTY OVERVIEW

Property Type	Multifamily	Building Dimensions	50 ft x 89 ft
<b>Units</b>	27	<b>Max Buildable</b>	17,900 sqft
<b>Lot Size</b>	5,000	<b>Existing FAR</b>	3
<b>Lot Dimensions</b>	50 ft x 100 ft	<b>Zoning</b>	R6A
<b>Building Size</b>	17,915	<b>Taxes</b>	\$99,215

## INVESTMENT HIGHLIGHTS

- Surrounded by schools, retail, and major parks like Williamsbridge Oval and Van Cortlandt Park, the area offers strong lifestyle amenities that attract renters and support stable occupancy and rent growth.
- While structurally sound, the building retains traditional pre-war characteristics and offers upside through unit upgrades, modernization, and common-area enhancements—creating opportunities to improve rents and elevate asset value.
- The building sits on a 5,000 SF lot with a clean 50' x 100' footprint, maximizing rentable area and delivering strong operational efficiency for owners.
- Given its location, unit mix, and neighborhood momentum, 751 Tilden Street is well-positioned for investors seeking steady cash flow, low turnover, and dependable appreciation over time.

## FINANCIALS - RENT ROLL

Current/Notice/Vacant Tenants

Unit	Room Count		Monthly Rent	Annual Rent	Lease
1A	2 Bedroom	RS	\$1,522.50	\$18,270.00	7/1/2024
1B	1 Bedroom	RS	\$1,680.00	\$20,160.00	5/31/2025
1C	1 Bedroom	RS	\$660.96	\$7,931.52	8/31/2025
1D	1 Bedroom	RS	\$1,575.00	\$18,900.00	12/31/2025
1E	Studio	RS	\$1,600.00	\$19,200.00	11/30/2025
2A	2 Bedroom	RS	\$1,800.00	\$21,600.00	11/30/2025
2B	2 Bedroom	RS	\$1,430.88	\$17,170.56	10/31/2025
2C	1 Bedroom	FM	\$1,725.00	\$20,700.00	7/31/2026
2D	1 Bedroom	RS	\$1,710.22	\$20,522.64	8/31/2025
2E	Studio	RS	\$1,055.14	\$12,661.68	8/31/2024
3A	2 Bedroom	FM	\$1,850.00	\$22,200.00	2/28/2025
3B	2 Bedroom	RS	\$1,578.75	\$18,945.00	9/30/2026
3C	1 Bedroom	RS	\$1,206.37	\$14,476.44	3/31/2024
3D	1 Bedroom	RS	\$1,619.14	\$19,429.68	7/31/2025
3E	Studio	RS	\$1,450.00	\$17,400.00	3/31/2026
4A	2 Bedroom	FM	\$1,675.00	\$20,100.00	6/30/2024
4B	2 Bedroom	RS	\$1,647.42	\$19,769.04	3/31/2026
4C	1 Bedroom	RS	\$1,354.69	\$16,256.28	8/31/2025
4D	1 Bedroom	FM	\$1,500.00	\$18,000.00	6/1/2024
4E	Studio	RS	\$1,300.00	\$15,600.00	12/31/2025
5A	1 Bedroom	RS	\$1,254.55	\$15,054.60	6/30/2025
5B	2 Bedroom	FM	\$1,725.00	\$20,700.00	11/30/2025
5C	1 Bedroom	FM	\$1,725.00	\$20,700.00	8/15/2025
5D	1 Bedroom	RS	\$1,438.50	\$17,262.00	12/31/2025
5E	Studio	RS	\$1,196.68	\$14,360.16	3/31/2024
ROOF	ROOF	-	\$2,016.30	\$24,195.60	Month to Month
BSMT-2	2 Bedroom	RS	\$1,727.23	\$20,726.76	4/30/2026
BSMT-1 (SUPER)	2 Bedroom	RS	\$1,700.00	\$20,400.00	
<b>Total</b>			<b>\$42,724.33</b>	<b>\$512,691.96</b>	

## FINANCIALS - 751 TIDEN STREET

### Income

Monthly Income: \$42,724.33

Annual Income: \$512,691.96

### Operating Expenses

Total Annual Expenses: \$230,000

### Net Operating Income (NOI)

Annual NOI: \$282,691.96

Monthly NOI: \$23,557.66

### Operating Expenses (Annual)

Property Taxes: \$93,602

Insurance: \$14,641

Electric: \$9,701.63

Gas: \$40,577.22

Water & Sewer: \$35,000

Repairs & Maintenance: \$20,000

Miscellaneous / Other: \$16,478.15

**Total Annual Expenses: \$230,000**

### Unit Breakdown

Total Units: 27

Rent-Stabilized / Rent-Controlled: 21

Free-Market: 6

### Pricing Metrics

Asking Price: \$2,750,000

Price Per Door: \$101,851.85

Cap Rate: 10.28%



## AREA MAP



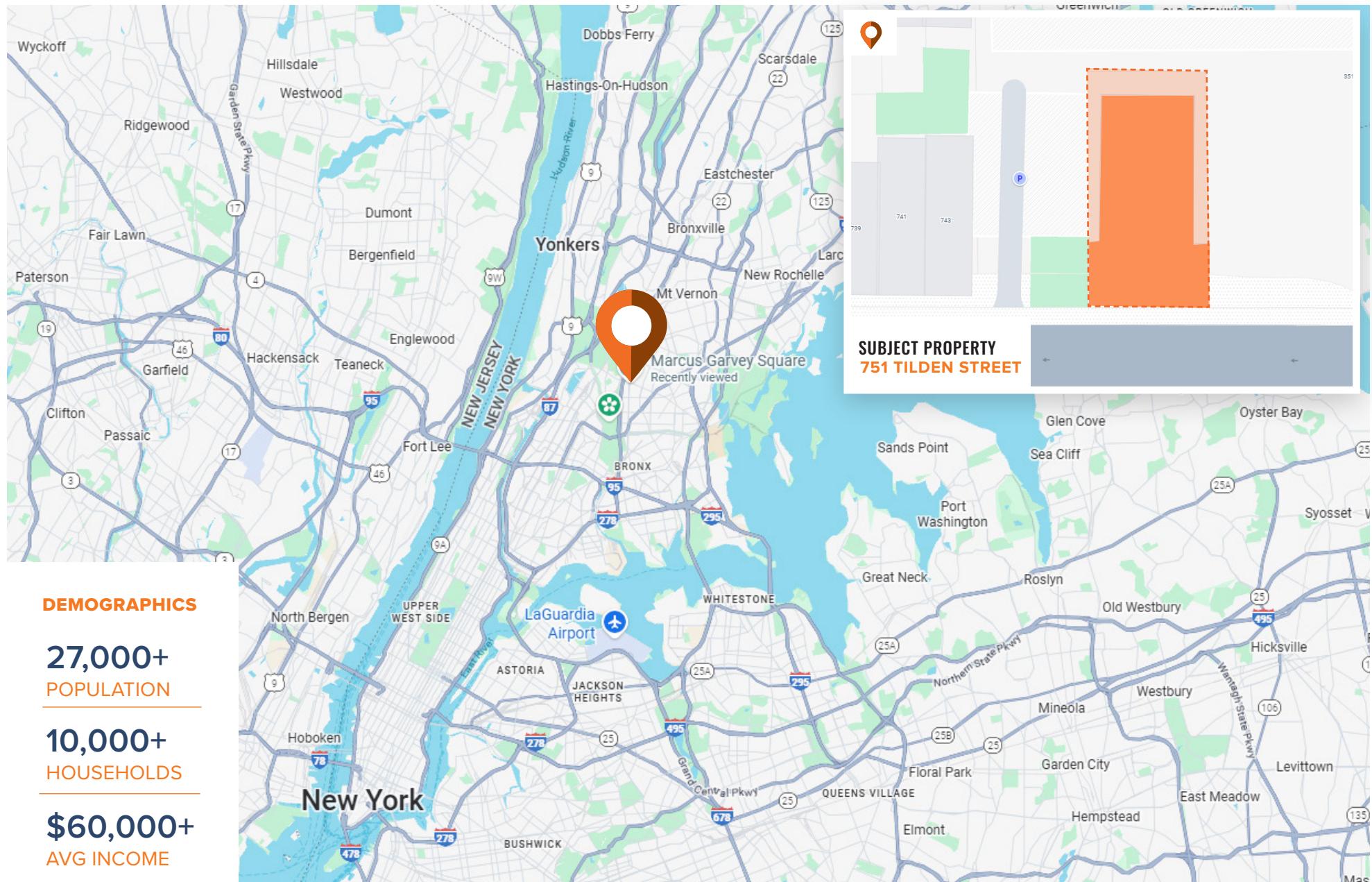
Nestled in the heart of Williamsbridge just off Gun Hill Road, **751 Tilden Street** is surrounded by a familiar mix of neighborhood retail—corner delis, barbershops, cafés, beauty salons, and small convenience stores that cater to daily needs. A short walk brings residents to larger grocers, pharmacies, and locally owned shops, while the broader White Plains Road corridor unfolds into a busy, pedestrian-friendly stretch lined with bakeries, discount retailers, restaurants, and essential services. Moving toward the Gun Hill Road transit hub, commercial activity intensifies, reflecting the area's long-standing role as a neighborhood shopping destination with deep community roots. This established blend of everyday conveniences and diverse small businesses makes the location both practical and community-oriented for residents of 751 Tilden Street.

### Transportation Overview

Subway Station	MTA Bus Lines
Gun Hill Road Station	Bx41
Subway Line	Bx28
	Bx38
	Bx39



## LOCATION MAP



## ABOUT WILLIAMSBRIDGE, BRONX, NY



Williamsbridge, situated in the northeastern section of the Bronx, is a long-established residential neighborhood defined by its cultural richness, steady population growth, and strong sense of community. The area is home to a diverse mix of residents, with deep roots in African-American and Caribbean cultures—particularly families with heritage from Jamaica, Trinidad, Barbados, and other West Indian nations. This multicultural foundation is reflected in the neighborhood's food, small businesses, community centers, and day-to-day street life. Housing in Williamsbridge is varied, consisting of single-family homes, multifamily walk-ups, townhouses, and low-rise apartment buildings, creating options for both renters and homeowners seeking relative affordability compared to other parts of New York City.

Commercial activity is concentrated along White Plains Road and Gun Hill Road, where local shops, restaurants, barbershops, and essential services shape a lively and functional retail corridor that supports the needs of residents. The neighborhood benefits from strong transportation access, including the 2 and 5 subway lines at Gun Hill Road, several bus routes, and proximity to major roadways such as the Bronx River Parkway and the Hutchinson River Parkway—making it practical for commuters traveling to Manhattan, Westchester, or other parts of the city.

Demographically, Williamsbridge represents a balanced, family-oriented community, with a broad mix of age groups, steady household incomes, and a significant number of foreign-born residents. Schools, parks, and recreational amenities serve the local population, including the nearby Williamsbridge Oval and Bronx River Greenway, which add green space and outdoor programming to the area. Overall, Williamsbridge stands out as a stable, community-driven Bronx neighborhood—culturally vibrant, transit-accessible, and continually evolving while maintaining a strong residential character.





FOR MORE INFORMATION,  
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