



3390-3392 E Tremont Ave, Bronx, NY

4 Unit Mixed Use Building in Pelham Bay



PROPERTY INFORMATION

ADDRESS	3390-3392 E Tremont Avenue
CITY	Bronx, NY 10461
NEIGHBORHOOD	Pelham Bay
BLOCK/LOT	05306-0028, 30
LOT SIZE	5,722 SF (42ft x 102ft irregular)
BUILDING SIZE	6,139 SF (42ft x 84.5ft irregular)
TYPE	2-Story Walkup
ZONING FAR	R6A/C2-4 3.00 (1.07 Built) 17,166 BSF
UNITS	4 Units (2 Apartments & 2 Commercial)
OCCUPANCY	Fully Occupied
NOTES	Building uses oil

INCOME & EXPENSES

INCOME

Base Rent	\$261,072
Tax Reimbursement	\$18,780
Total Income	\$279,852

EXPENSES

Real Estate Taxes	\$20,858
Water & Sewer	\$2,000
Insurance	\$7,800
Fuel (Oil)	\$5,800
Maintenance & Management	\$7,738
Total Expenses	\$44,196

NET OPERATING INCOME

Net Operating Income	\$235,656
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DESCRIPTION

This 2-story walkup is located in the Pelham Bay neighborhood of the Bronx. The building is 6,139 square feet consisting of 2 apartments, a retail unit, and an office. The layouts include a three-bedroom and a four-bedroom unit. Located near the corner of E Tremont Ave and Bruckner Blvd, this property is only minutes away from restaurants, shops, markets, schools, parks, Hutchinson River Pkwy, I-95, I-695, and the 6 train. (RS)

ASKING PRICE: ~~\$2,990,000~~ \$2,750,000

For More Info Call: (212) 221-2456

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RENT ROLL

UNIT	TYPE	NOTES	MONTHLY RENT	ANNUAL RENT
3390/3392 Retail	Restaurant	LXP: 11/2032 3,353 SF Pays \$1,565/month for taxes 3% Yearly Escalations	\$13,390	\$160,680
3390	Office	LXP: 11/2032 670 SF	\$1,273	\$15,276
1	3 BR / 1 Bath	Section 8	\$3,446	\$41,352
2	4 BR / 1 Bath	Section 8	\$3,647	\$43,764
Total			\$21,756	\$261,072

IMAGES



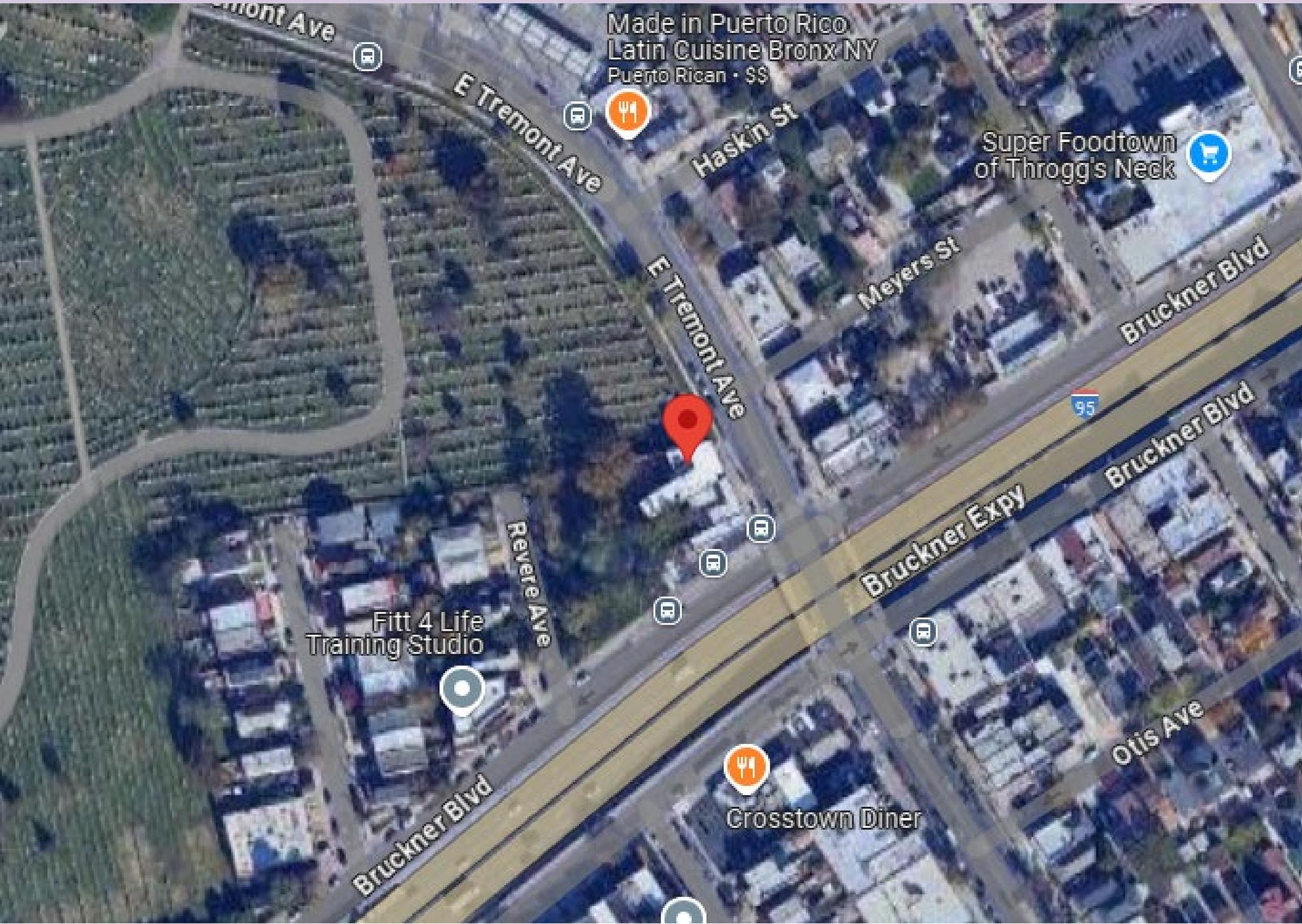
IMAGES



IMAGES



AERIAL MAP



AREA MAPS

