

Offering Memorandum

1254 Southern Blvd, Bronx, NY 10459

1. Property Summary

- Property Type: One Story Retail (Large Retail Store)
- Address: 1254 Southern Blvd, Bronx, NY 10459
- Neighborhood: Foxhurst
- Building Size: 5,000 SF
- Lot Size: 5,000 SF (50 ft x 100 ft)
- Stories: 1
- Year Built: 1924
- Zoning: R7-1 / C1-4
- Construction: Masonry
- Roof Height: 20 ft

2. Tenancy Information

- Tenant: Laundromat (Single Tenant)
- Lease Start: April 2024
- Lease Term: 15 Years
- Annual Rent: \$150,000 (\$12,500/month)
- Rent Escalation: 3% Annually
- Landlord Pays: Real Estate Taxes

3. Financial Summary

- Purchase Price: \$2,900,000
- Property Taxes: \$40,264/year
- Net Operating Income (NOI): \$109,736/year

- Cap Rate: 3.8%

4. Investment Highlights

- High visibility corner retail property in Bronx active commercial corridor.
- Long-term stable income with a brand-new 15-year lease.
- Annual rent escalations offer consistent income growth.
- Located under high-traffic elevated train line - excellent exposure.
- Suitable for long-term hold investors seeking low-risk, stable return.

5. Contact Information

Exclusive Brokers:

Bella Wang - Licensed Real Estate Agent

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