

Prayer Line Church of God
"Mine House shall be called a House of Prayer" Bringing Hope and the Love & Compassion of Jesus Christ to the Nation.
• Bishop V.O. Blake - Overseer **718-207-2499**
All are Welcome

1763

1763 Pitman Avenue

Bronx, NY 10466

Free-standing Community Facility Building



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Bronx, NY 10466**

Free-standing Community Facility Building

01

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW



Distinguished Realty Services presents a free-standing two-story office building in the heart of Wakefield, currently occupied by a single long-term commercial tenant in place since 2022. Structured as a near-absolute NNN lease with tenant responsible for both real estate taxes and all utilities, this is a truly passive, low-management income asset — the landlord carries only property insurance. With in-place cash flow delivering a 9.54% cap rate at the \$350,000 asking price, this offering is ideal for a passive 1031 buyer, small-scale portfolio investor, or owner-user seeking a turn-key office asset in the northeast Bronx.

- 1,785 SF Free-Standing Two-Story Building
- 100% Occupied
- \$36,276 Annual In-Place Rent
- 9.54% Cap Rate
- Turn-Key Passive Income with Redevelopment Optionality

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PROPERTY OVERVIEW

PROPERTY SUMMARY



Attribute	Detail
Address	1763 Pitman Ave, Bronx, NY 10466
Building Size	1,785 SF
Total Units	1 Detached Commercial Unit
Occupancy	100%
Zoning	R4-1 (Community Facility Use Permitted)
Lease Structure	Single-Tenant NN — Tenant Pays Utilities

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FINANCIAL ANALYSIS

FINANCIAL OVERVIEW



Total Monthly Income:	\$3,023	
Annual Income:	\$36,276	
Taxes:	Tenant	Annual
Insurance:	\$2,879	Annual
Water:	Tenant	
Heat:	Tenant	
Repairs:	Tenant	
Landscape/Snow:	Tenant	
Electric:	Tenant	
Total Expenses:	\$2,879	Annual
NOI:	\$33,397	
Price:	\$350,000	

FINANCIAL OVERVIEW



Metric	Amount
Price	\$350,000
Annual Income	\$36,279
Total Expenses	\$2,879
Net Operating Income	\$33,397
Cap Rate	9.54%

RENT ROLL

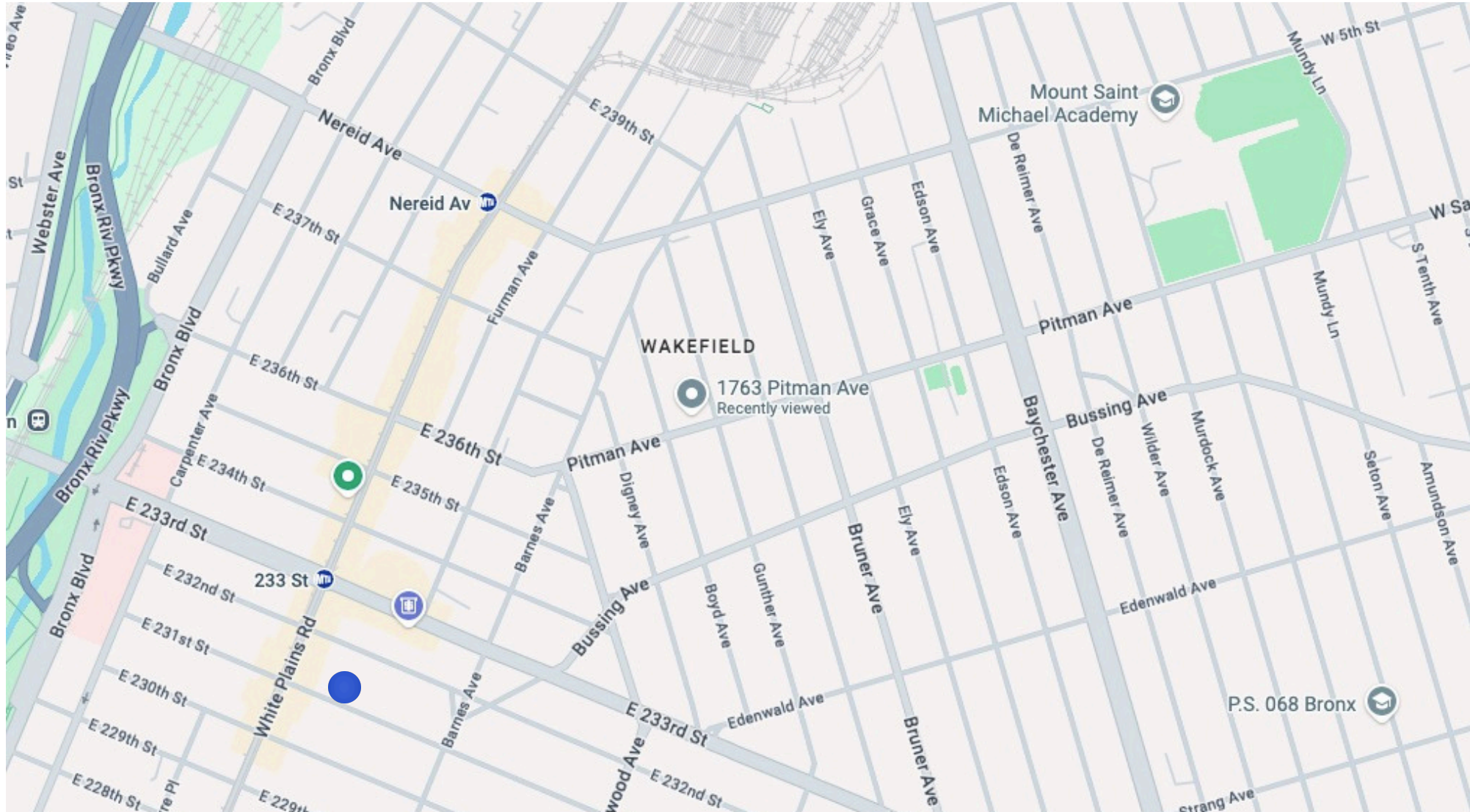


Unit	Type	Rent	Lease Through
1	Office (Two-Level)	\$3,023	

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MARKET OVERVIEW

LOCATION & RADIUS MAP



DEMOGRAPHICS SUMMARY



- 0.25 Mile Population:
- 0.5 Mile Population:
- 1 Mile Population:
- Average HH Income (1 Mile):
- Strong commuter access to Manhattan via IRT White Plains Road Line

CONFIDENTIALITY & DISCLAIMER



**This Offering Memorandum has been prepared solely for informational purposes.
All financial data should be independently verified by prospective purchasers.
Property tours are by appointment only.**

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