

3480 BOSTON ROAD, BRONX, NY 10469

IPRG

EXCLUSIVE OFFERING MEMORANDUM

Corner Retail Building For Sale



3480 BOSTON ROAD, BRONX, NY 10469

IPRG BUILDING FOR SALE

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CORNER RETAIL BUILDING FOR SALE

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INVESTMENT PRICING

3480 BOSTON ROAD





OFFERING PRICE

\$6,250,000

INVESTMENT HIGHLIGHTS

3 Stores
of Units

8,450
Approx. SF

4.81%
Current Cap Rate

5.68%
Pro Forma Cap Rate

\$740
Price/SF

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INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	CURRENT	PRO FORMA	CURRENT RPSF	PRO FORMA RPSF	LEASE EXP.	INCREASES
Comm 1	Dominos	2,625	\$10,890	\$10,890	\$50	\$50	2/28/2031	10% Every 5 Years
Comm 2	USPS	2,625	\$5,890	\$5,890	\$27	\$27	4/30/2031	3% Yearly
Comm 3	Event Space	3,000	\$10,506	\$15,000	\$42	\$60	7/31/2026	3% Yearly
		MONTHLY:	\$27,286	\$31,780				
		ANNUALLY:	\$327,437	\$381,360				

	CURRENT	PRO FORMA
GROSS OPERATING INCOME:	\$ 327,437	\$ 381,360
REAL ESTATE TAXES (CLASS 4):	\$ (54,205)	\$ (54,205)
TAX REIMBURSEMENT:	\$ 35,103	\$ 35,103
FUEL (TENANT):	\$ 0	\$ 0
WATER & SEWER (TENANT):	\$ 0	\$ 0
INSURANCE:	\$ (7,500)	\$ (7,500)
ELECTRIC (TENANT):	\$ 0	\$ 0
TOTAL EXPENSES:	\$ (26,602)	\$ (26,602)
NET OPERATING INCOME:	\$ 300,835	\$ 354,758

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PROPERTY INFORMATION

3480 BOSTON ROAD



Investment Property Realty Group (IPRG) has been exclusively retained to arrange the sale of 3480 Boston Road, a single-story corner retail building located at the intersection of Boston Road and Corsa Avenue in the Laconia section of the Bronx.

Built in 1950, the building totals approximately 8,450 square feet and is comprised of three retail spaces, currently occupied by Domino's, USPS, and an event space. The property benefits from 100 feet of frontage along Boston Road, a heavily trafficked corridor with approximately 28,000 vehicles passing daily.

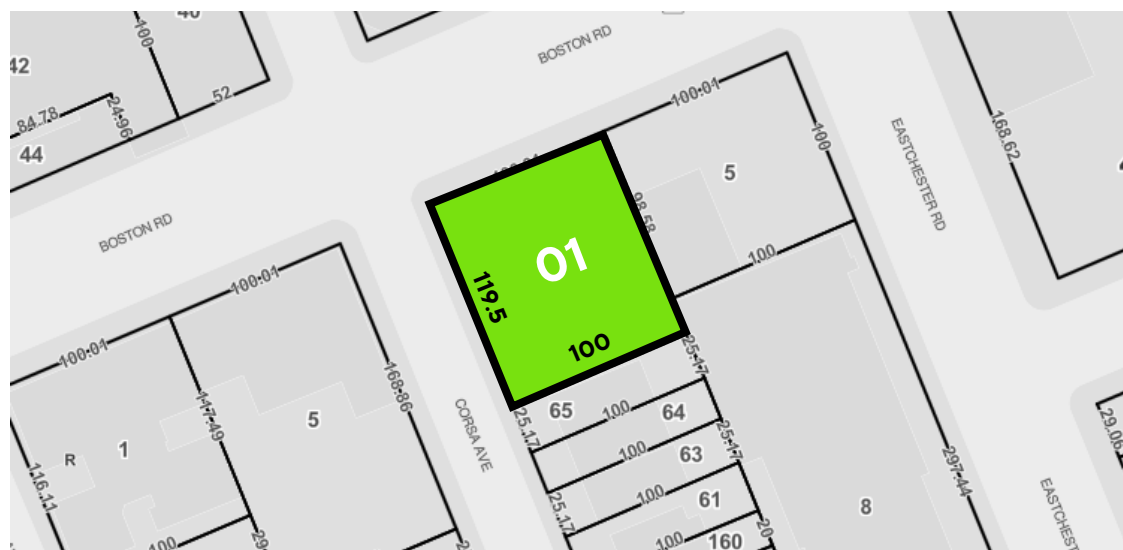
The offering presents multiple paths to value, investors can capture upside through expiring leases and under-market rents, while an end user could occupy the existing 3,000 square foot space.

The property is in proximity to the Baychester Avenue subway station (6 line), providing convenient transit access for the surrounding trade area.

BUILDING INFORMATION

BLOCK & LOT:	4743-0001
NEIGHBORHOOD:	Laconia
CROSS STREETS:	Corner of Boston Road & Corsa Avenue
BUILDING DIMENSIONS:	50 ft x 110 ft
LOT DIMENSIONS:	100 ft x 119.5 ft
# OF UNITS:	3 Stores
APPROX. TOTAL SF:	8,250 SF
ZONING:	R5
FAR:	1.5
TAX CLASS / ANNUAL TAXES:	Class 4 / \$54,205

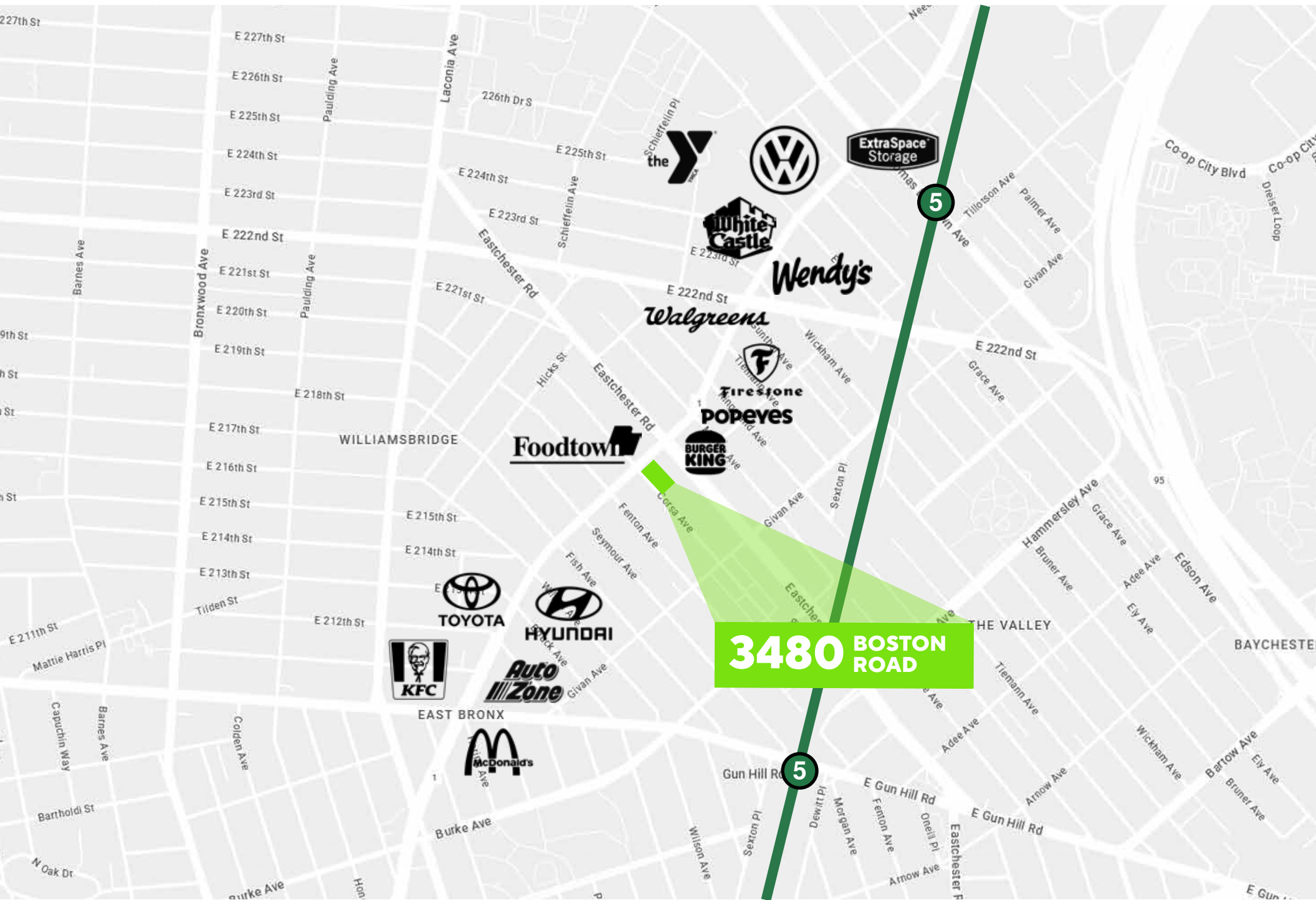
TAX MAP



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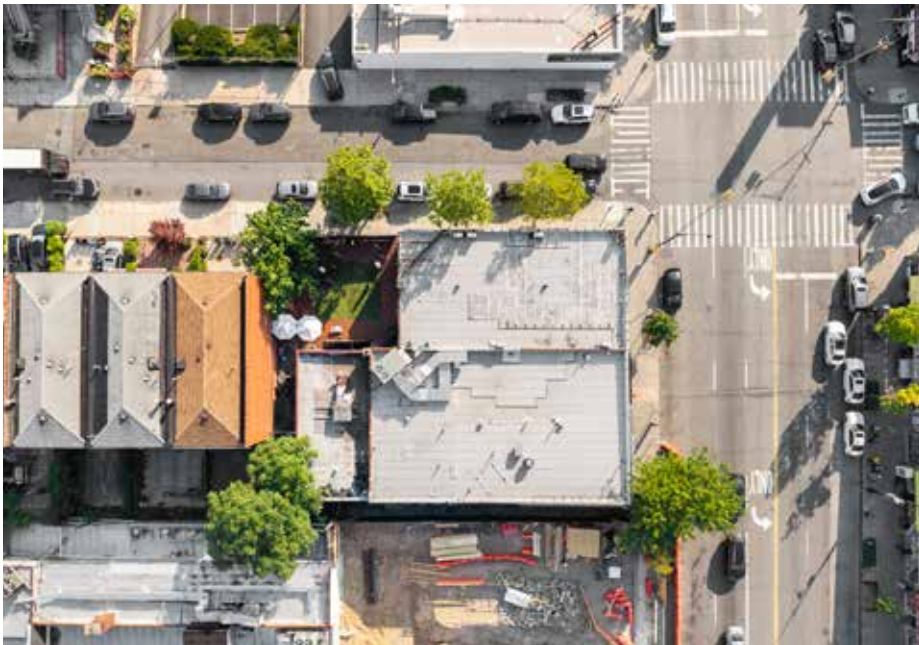
PROPERTY MAP



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CORNER RETAIL BUILDING **FOR SALE**

ADDITIONAL PROPERTY PHOTOS



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