

BROWN HARRIS STEVENS

Established 1873

FOR SALE

Free Market – 8 Unit Apartment Building
4459 Richardson Ave, Bronx, N.Y. 10467



For Further Information and Inspection:

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The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made as to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

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BUILDING INFORMATION

4459 Richardson Ave, Bronx, N.Y. 10467

Block: 05068 **Lot:** 40

Lot Size:

5,000 square feet

Lot Dimensions:

50' x 100'

Description:

6 – 2 Bedroom

2 – 3 Bedroom

4 – Parking Spots

Zoning:

R5

Building Size:

6,450 square feet – 2 stories

Comments:

All leases are 1 Year or Month-to-Month.

Rents can be raised.

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FINANCIALS

4459 Richardson Ave, Bronx, N.Y. 10467

Annual Rent: \$194,156.04

Annual Expenses:

Taxes: \$23,201.80 ('23-'24)

Water: \$3,655

ConEd: \$5,335

Total Annual Expenses: \$32,191.80

All Apts have their own gas and electric meters.

NOI: \$161,964.24

Asking Price: Upon Request

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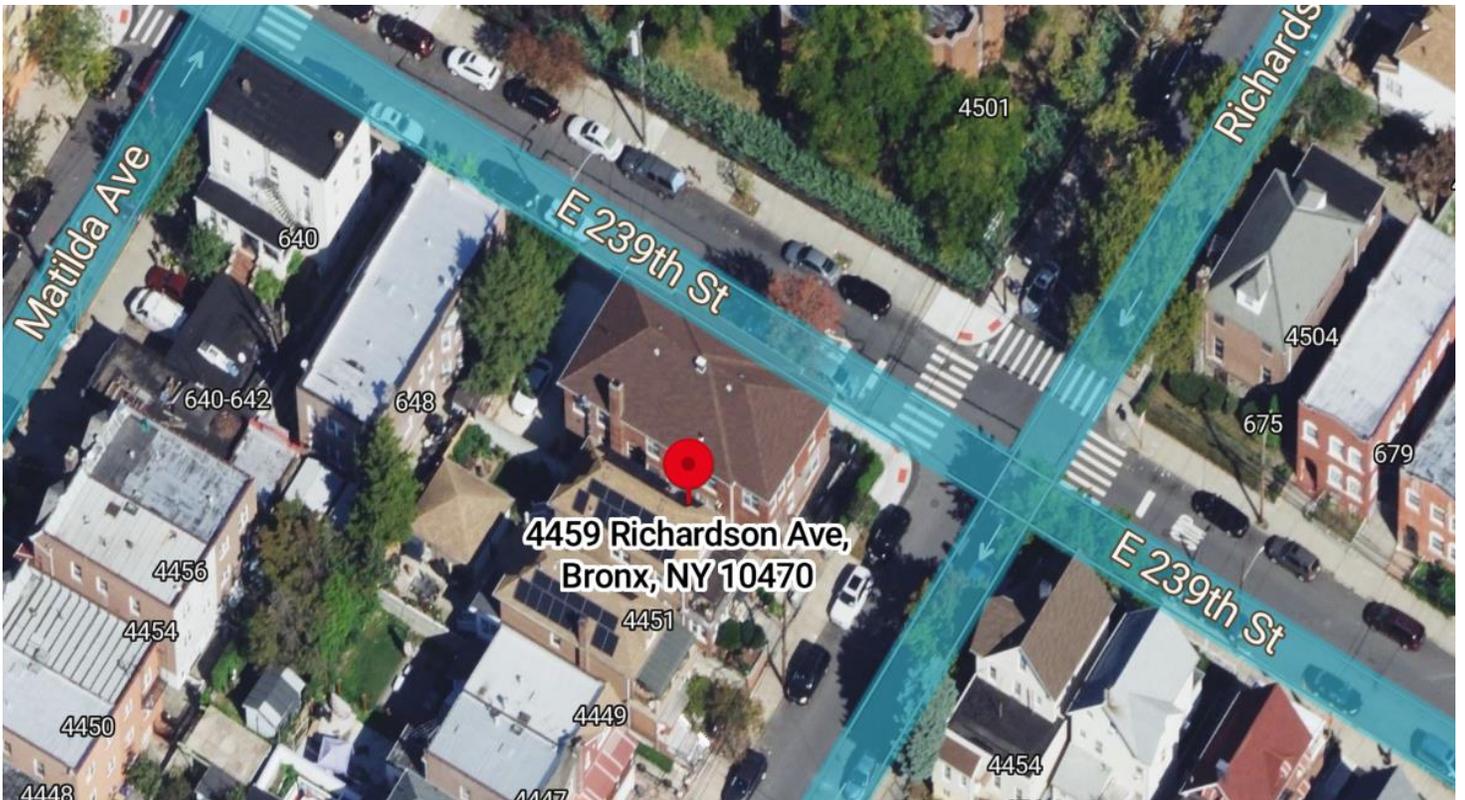
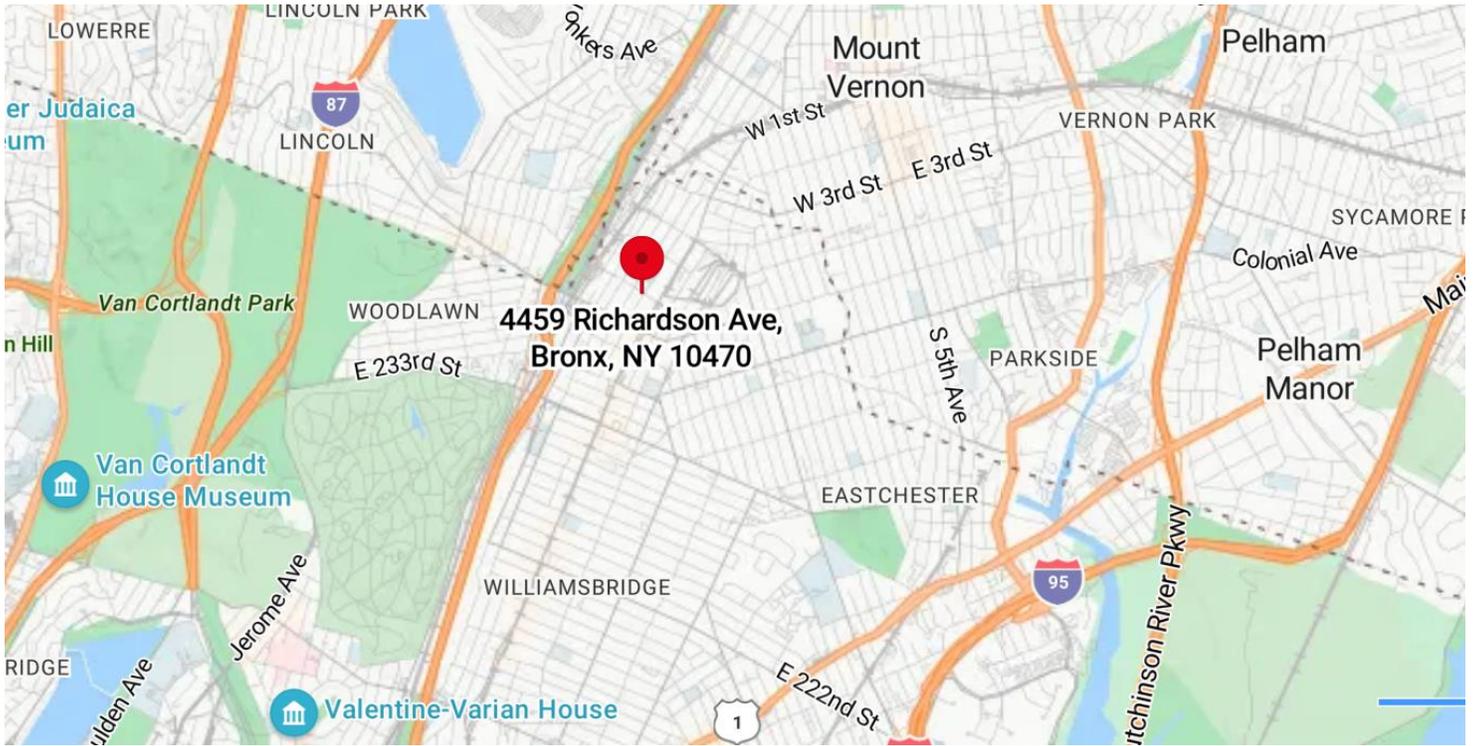
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MAP LOCATION

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