

FOR SALE

5731 Mosholu Avenue

BRONX, NY 10471

HOUULIHAN LAWRENCE



5731
MOSHOLU
AVENUE

EXECUTIVE SUMMARY



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Six Commercial Units in Riverdale Offered At \$950,000

Strong Cash Flow: 6 fully leased commercial units generating over \$70,000 NOI. Priced at 7.51% cap rate. Long term tenants, short term gross leases.

Low Maintenance: Good condition roof, no leaks. New double unit wifi controlled 6 head mini split HVAC system heats and cools every unit. Fully electric environmentally friendly building, no gas or oil. Perimeter security cameras. No Smoking building.

Great Location: Quiet Sunny Corner Location with alternate Spencer Avenue address. 3 blocks from Broadway on major Riverdale thoroughfare. Close to Henry Hudson Parkway and MTA & Westchester bus routes, 1 mile to NYC Subway.

Riverdale Demographics: Over 15,000 households with \$100k average income within 1 mile. \$500k average home value.

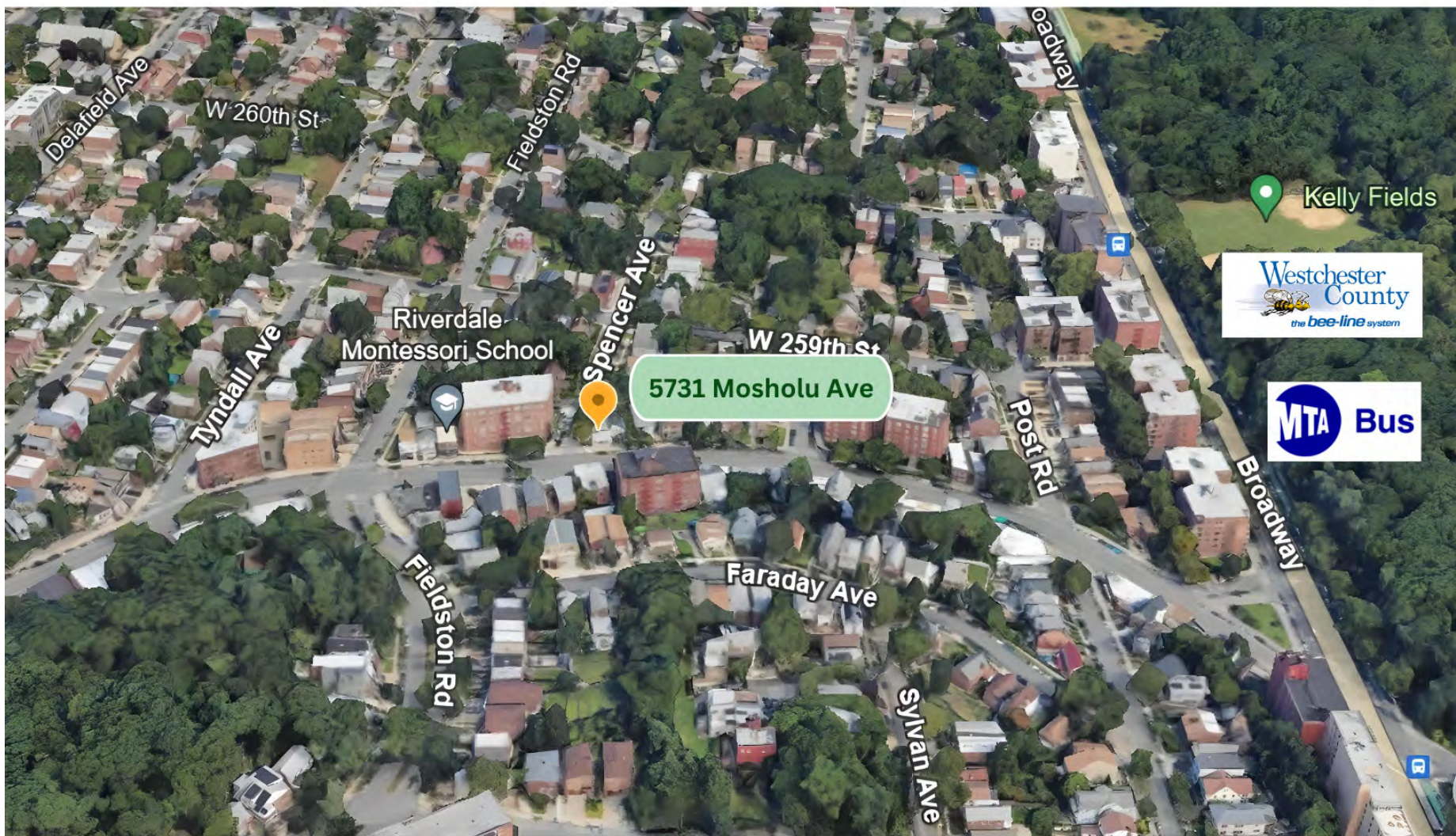
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PROPERTY FEATURES

Location	5731 Mosholu Avenue, Bronx NY 10471
Bronx Block & Lot	5858-0306
Zoning	R4, C1-2
Building Type	K2 Multi-Story Retail Building (2 or More)
Building Height	2 Stories & Full Basement
Gross Building Area	1,100 SF
Gross Leasable Area	1,650 SF
Year Built	1931
Typical Floor	550 SF
Land	714 SF



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LOCATION HIGHLIGHTS

Major Riverdale Thoroughfare and Shopping District

Half mile to Henry Hudson Parkway North or South

No Manhattan Congestion Pricing

3 blocks to Van Cortlandt Park - 1000+ acres of Athletic Fields, Biking, Horseback & Running Trails

Several MTA and Westchester Bus lines on Broadway, 1 mile to #1 Subway

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AERIAL MAP



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SPACES



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Ground floor



2nd floor 2C



2nd floor 2A



2nd floor 2B

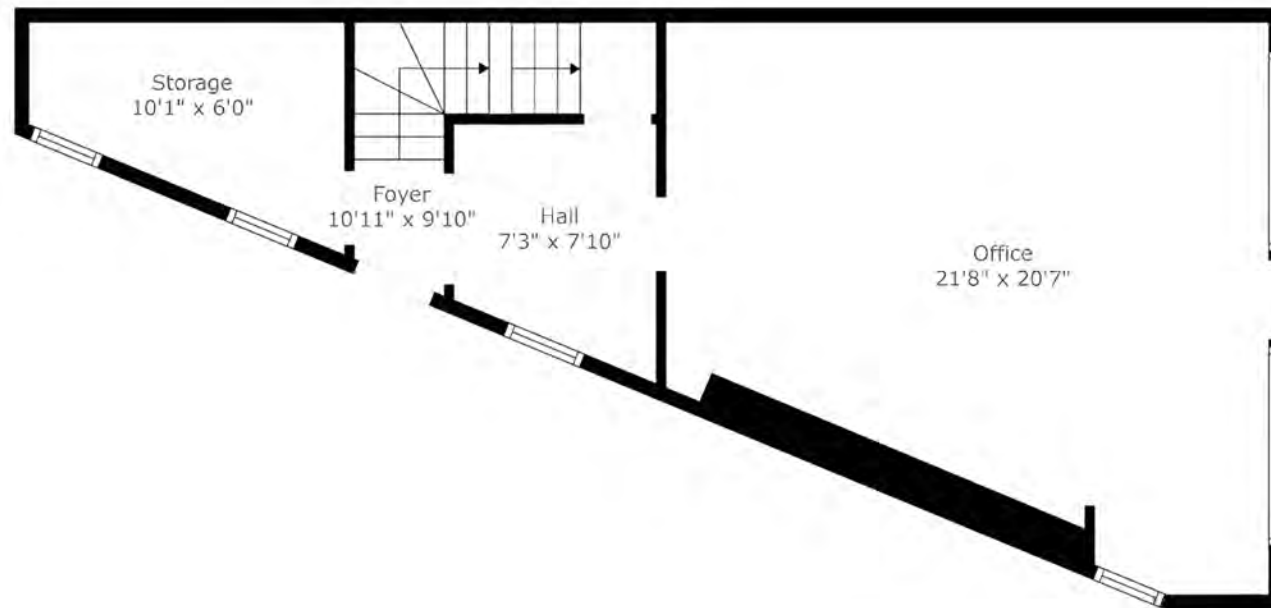
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FIRST FLOOR



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First Floor - Two Units



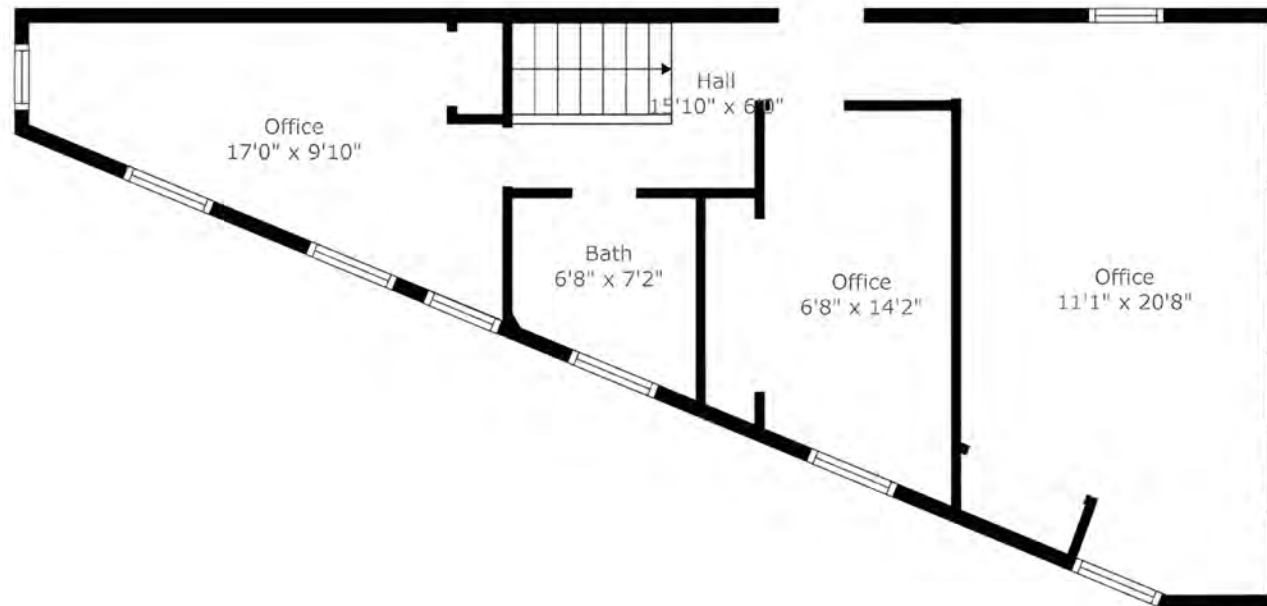
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SECOND FLOOR



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Second Floor - Three Units & Bathroom



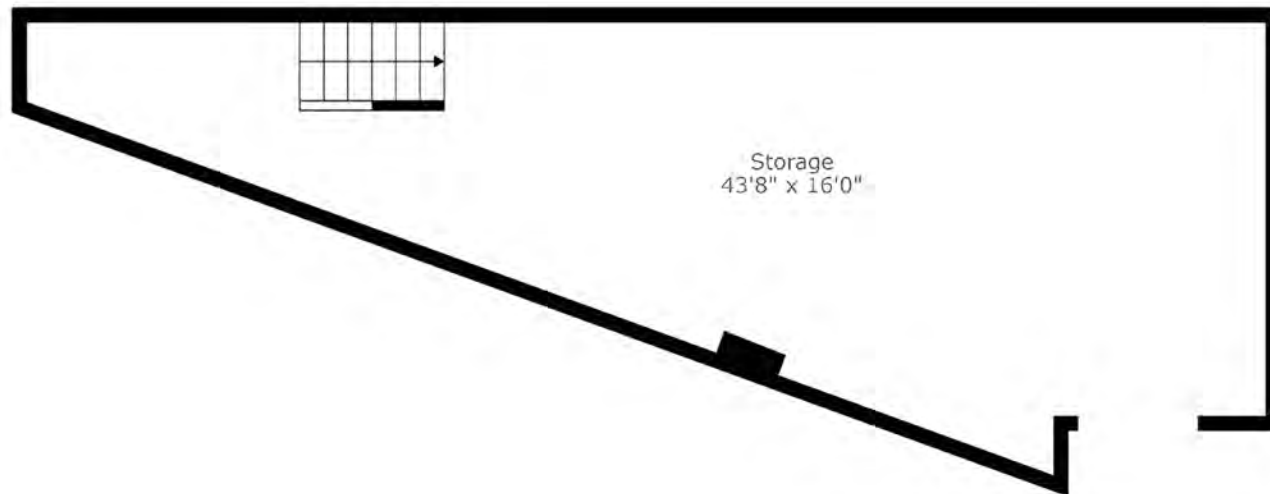
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BASEMENT



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Basement - Stairway and Sidewalk Door



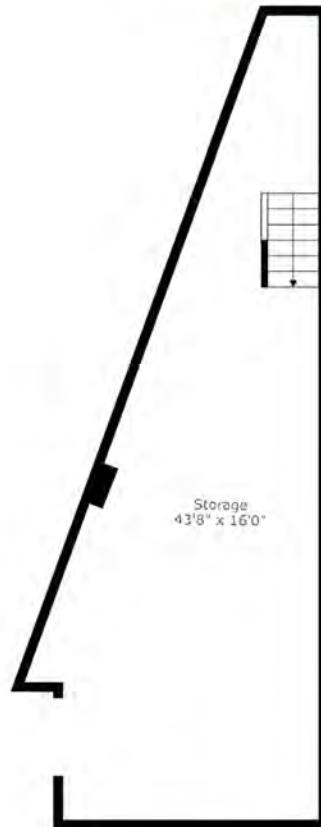
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ALL FLOORS

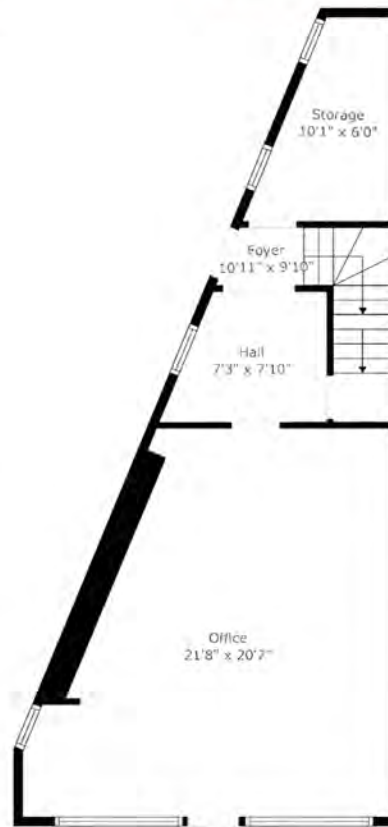


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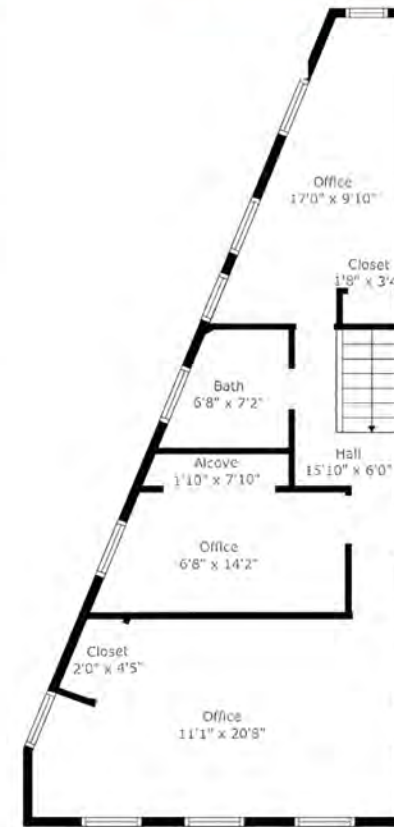
Basement



First Floor



Second Floor



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FINANCIALS



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5731 Mosholu Avenue, Bronx NY 10471 AKA 5800 Spencer Avenue

Income

1A & C & Bsmnt	\$43,200
2A&C	\$30,000
2B - owner lease	\$18,000
Gross Income	\$91,200.00

Leased through 12/31/2026

Leased through 12/31/2024

Owner willing to lease back

Expenses

Insurance	\$4,000.00
Repairs & Maint	\$1,600.00
Electric	\$5,004.00
Water & Sewer	\$450.00
Pre Tax Operating Expns	\$11,054.00
Taxes	\$8,818.00
Total Operating Expense	\$19,872.00

Net Operating Income **\$71,328.00**

Offered Price **\$950,000**

Cap Rate **7.51%**

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DEMOGRAPHICS



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1 Mile Radius

42,659 people in 15,892 households
2.7 people per household, median age 41
54% with post high school education.
10,779 daytime employees

POPULATION BY OCCUPATION

Radius	1 Mile		2 Mile		5 Mile	
2023 Population by Occupation	42,659		180,141		1,510,239	
Real Estate & Finance	1,471	3.45%	6,216	3.45%	46,462	3.08%
Professional & Management	9,387	22.00%	38,517	21.38%	266,726	17.66%
Public Administration	772	1.81%	3,038	1.69%	20,246	1.34%
Education & Health	6,244	14.64%	25,448	14.13%	205,113	13.58%
Services	4,146	9.72%	19,576	10.87%	190,653	12.62%
Information	435	1.02%	2,108	1.17%	14,534	0.96%
Sales	3,869	9.07%	15,464	8.58%	133,392	8.83%
Transportation	7,556	17.71%	35,104	19.49%	334,442	22.14%
Retail	1,920	4.50%	7,706	4.28%	67,350	4.46%
Wholesale	217	0.51%	1,353	0.75%	13,721	0.91%
Manufacturing	599	1.40%	2,047	1.14%	23,349	1.55%
Production	2,104	4.93%	7,830	4.35%	71,559	4.74%
Construction	1,534	3.60%	5,853	3.25%	39,723	2.63%
Utilities	1,573	3.69%	5,259	2.92%	44,084	2.92%
Agriculture & Mining	14	0.03%	227	0.13%	826	0.05%
Farming, Fishing, Forestry	5	0.01%	145	0.08%	698	0.05%
Other Services	813	1.91%	4,250	2.36%	37,361	2.47%

HOUSEHOLDS BY INCOME

	1 Mile		2 Mile		5 Mile	
Total Households	15,892		65,810		507,720	
Income: <\$25,000	2,864	18.02%	14,194	21.57%	139,507	27.48%
Income: \$25,000 - \$50,000	2,798	17.61%	12,507	19.00%	96,753	19.06%
Income: \$50,000 - \$75,000	1,935	12.18%	9,335	14.18%	80,686	15.89%
Income: \$75,000 - \$100,000	2,229	14.03%	7,638	11.61%	55,048	10.84%
Income: \$100,000 - \$125,000	1,702	10.71%	6,539	9.94%	42,016	8.28%
Income: \$125,000 - \$150,000	1,095	6.89%	3,245	4.93%	26,501	5.22%
Income: \$150,000 - \$200,000	1,648	10.37%	6,075	9.23%	30,176	5.94%
Income: \$200,000+	1,621	10.20%	6,277	9.54%	37,033	7.29%
2023 Avg Household Income	99,778		92,632		79,402	
2023 Med Household Income	78,914		66,803		55,303	

WORKER TRAVEL TIME TO JOB

	1 Mile		2 Mile		5 Mile	
Total Travelers	17,885		76,282		615,794	
<30 Minutes	6,029	33.71%	25,909	33.96%	185,568	30.13%
30-60 Minutes	6,052	33.84%	26,818	35.16%	237,492	38.57%
60+ Minutes	5,804	32.45%	23,555	30.88%	192,734	31.30%

LOCAL MARKET KNOWLEDGE. WORLD CLASS CONNECTIONS.

CONTACT US FOR MORE INFORMATION



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