

Riverdale Retail/Office FOR SALE

5731 Mosholu Avenue

BRONX, NY 10471

Offered at \$895,000



HOULIHAN LAWRENCE
COMMERCIAL

5731
MOSHOLO
AVENUE

EXECUTIVE SUMMARY



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Six Commercial Units in Riverdale Offered At \$895,000

Strong Cash Flow: 6 fully leased commercial units generating \$74,000 NOI. Priced at 8.23% 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. All 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.

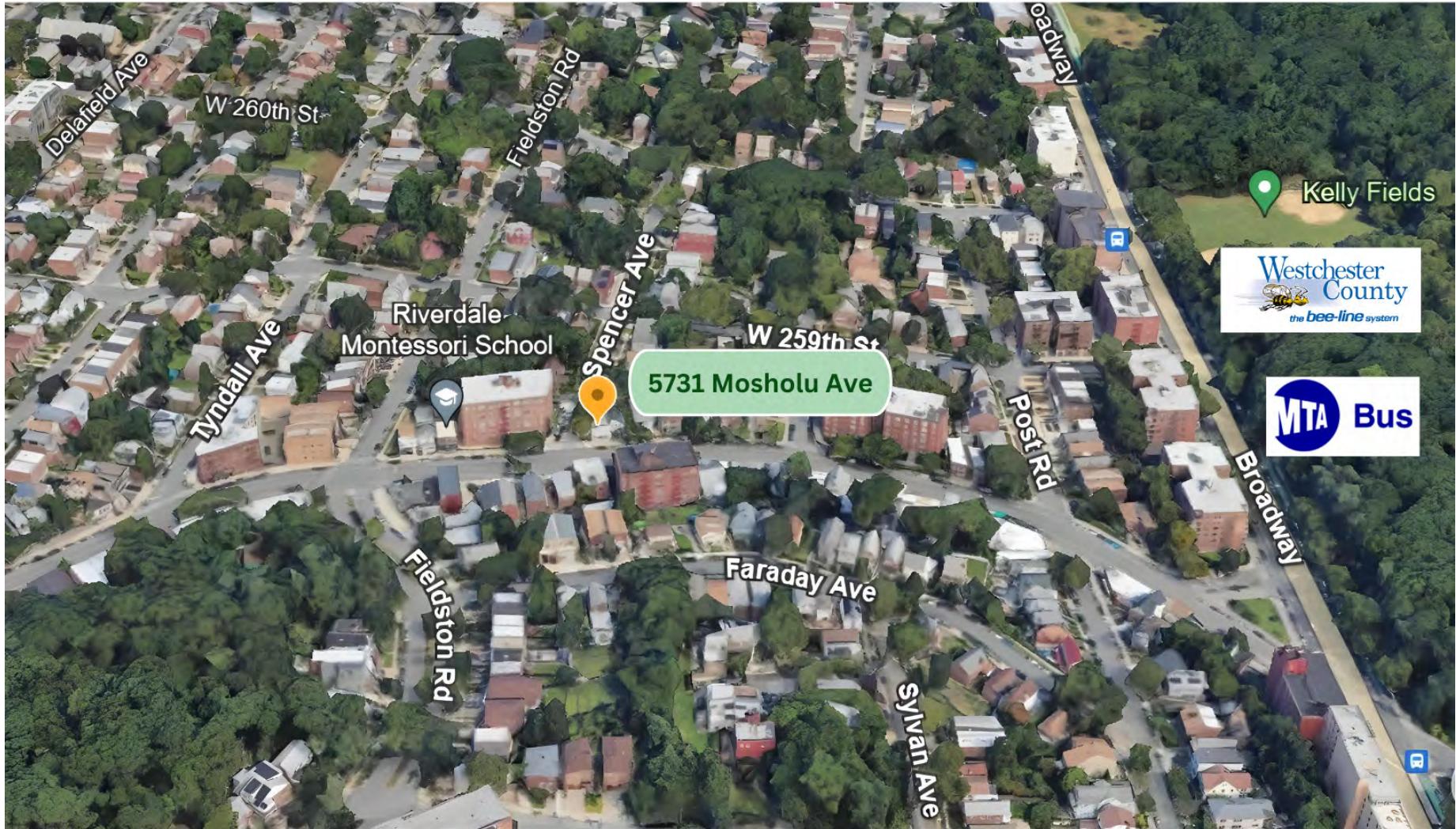
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PROPERTY DETAILS

| | |
|---------------------|--|
| 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 Daily "Congestion Pricing"

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

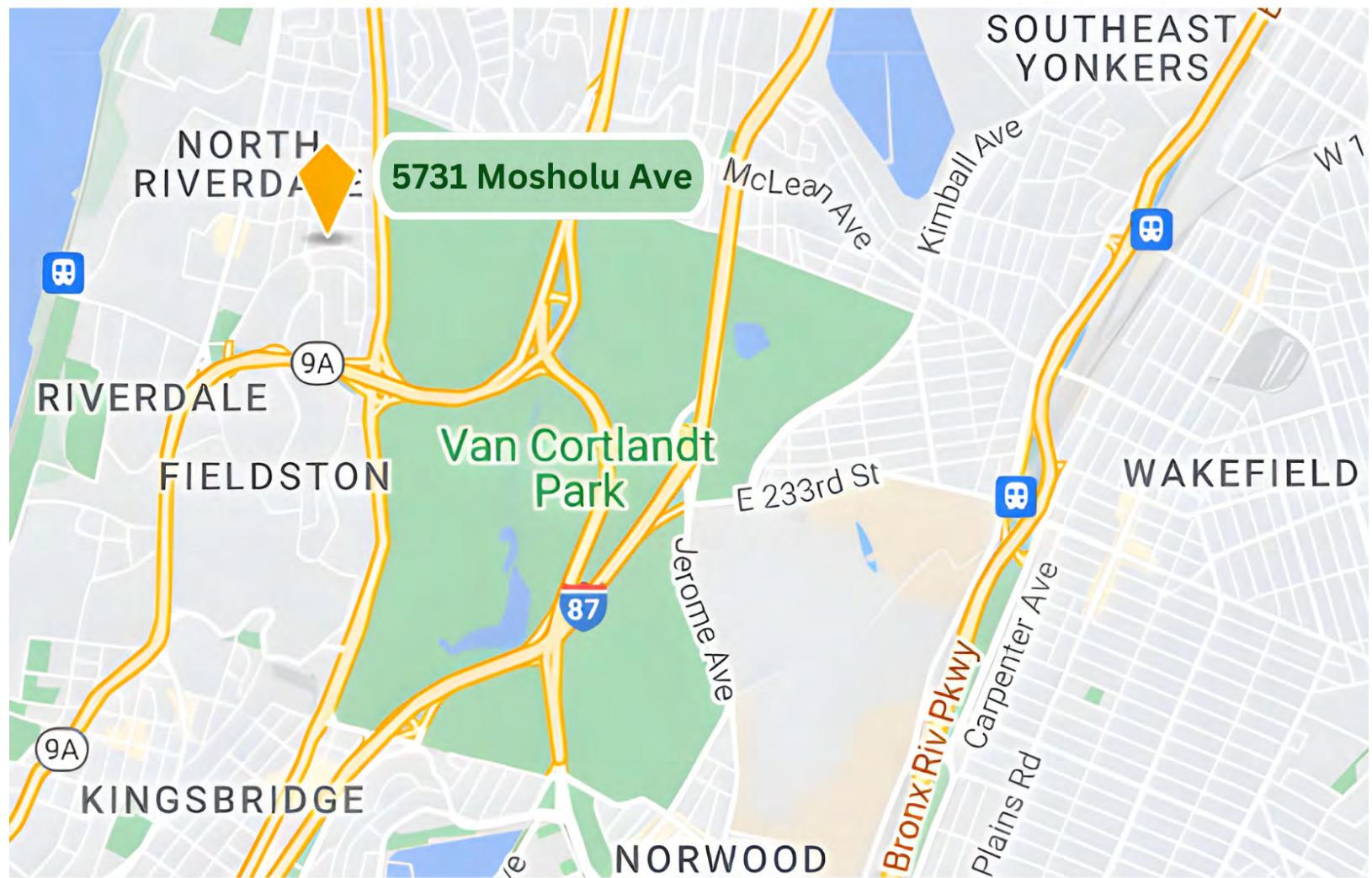
Several MTA and Westchester Bus lines on Broadway, 1 mile to #1 Subway

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AERIAL MAP



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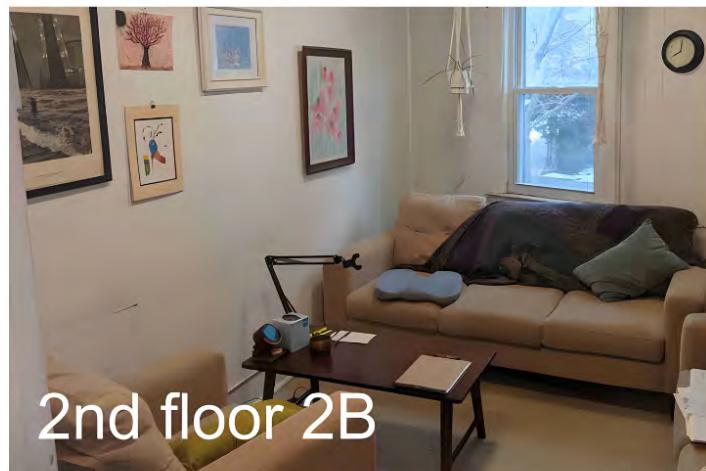


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SPACES



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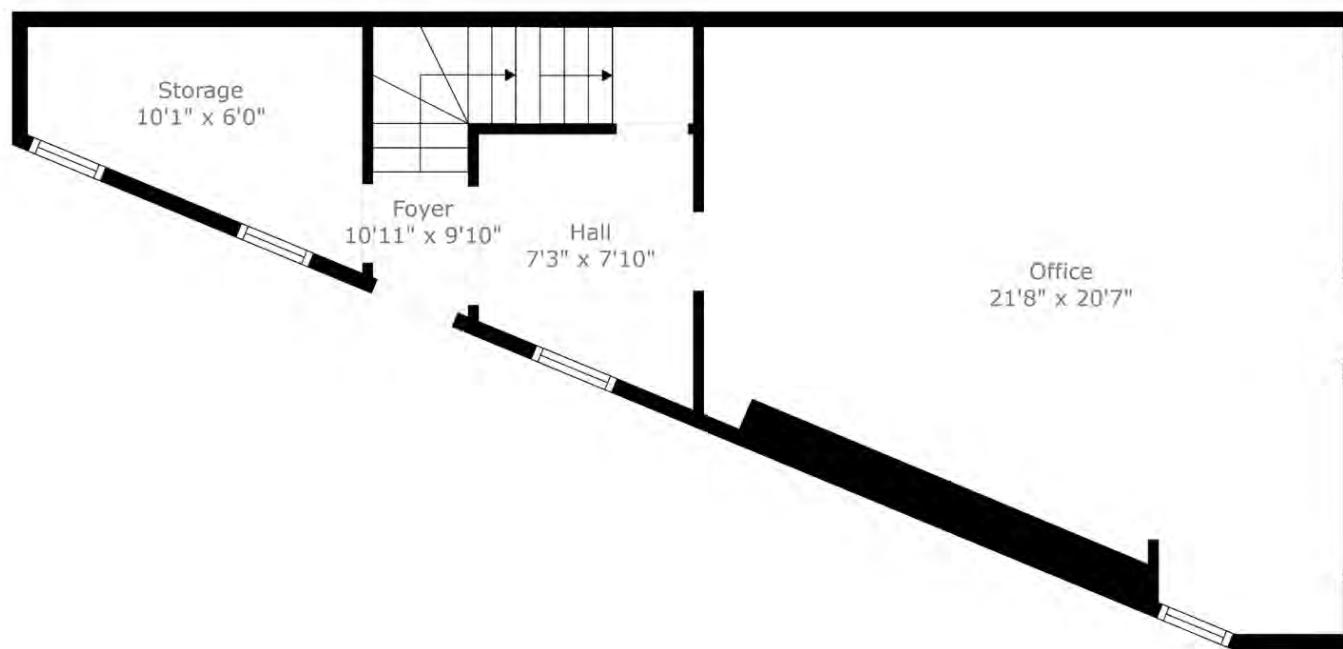
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FIRST FLOOR



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First Floor - Two Units



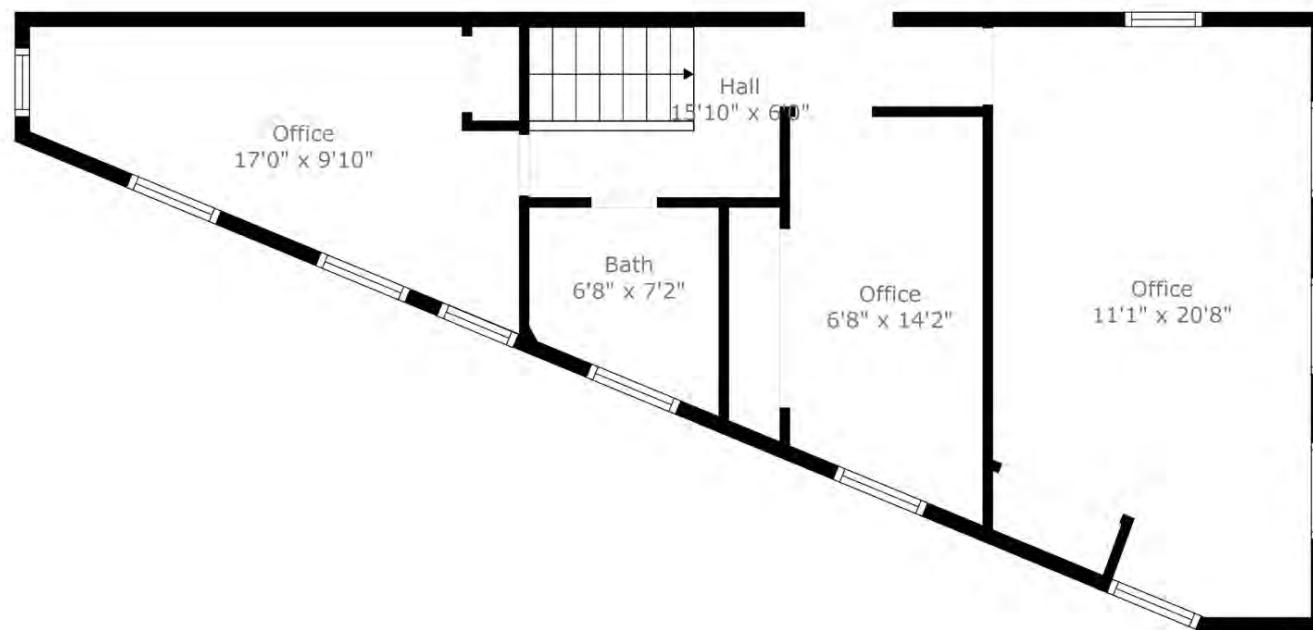
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SECOND FLOOR



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Second Floor - Three Units & Bathroom



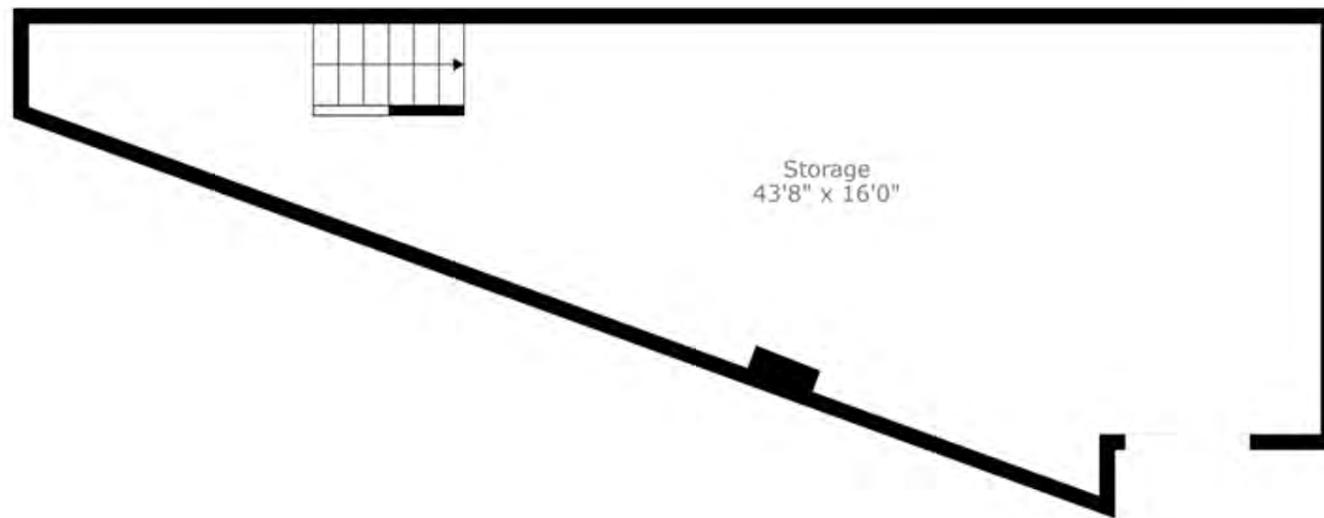
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BASEMENT



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Basement - Stairway and Sidewalk Door



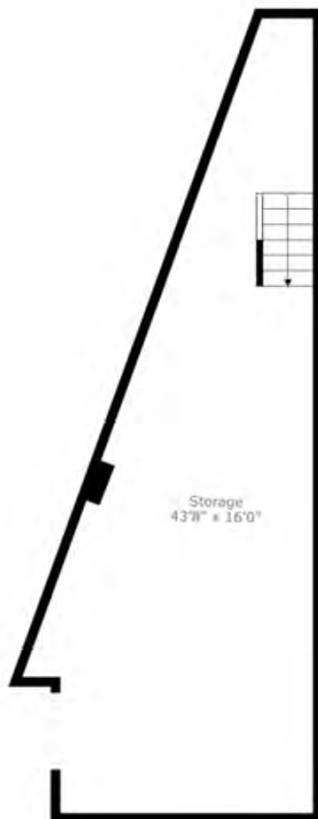
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ALL FLOORS

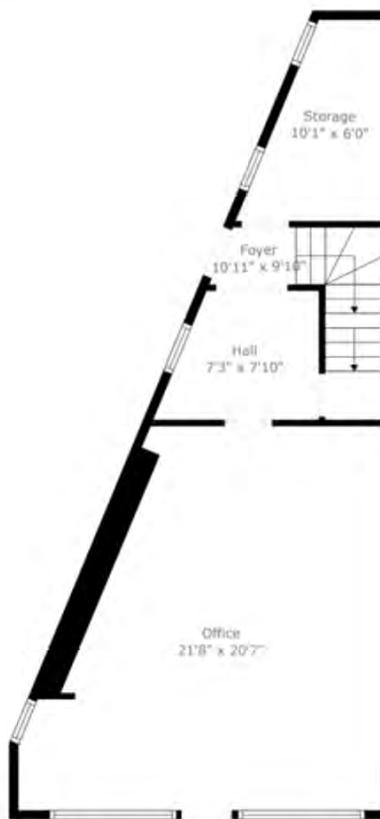


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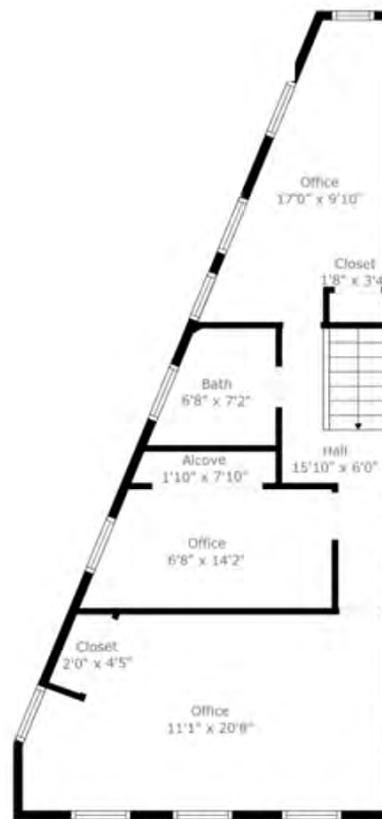
Basement



First Floor



Second Floor



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FINANCIALS



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5731 Moshulu Avenue, Bronx NY 10471
AKA 5800 Spencer Avenue

Income

| | |
|----------------------------|---------------------------|
| 1A & C & Basement | \$43,800 |
| 2A & C | \$34,200 |
| 2B - owner lease | \$18,000 |
| <u>Gross Income</u> | <u>\$96,000.00</u> |

Leased through 12/31/2026
Leased through 12/31/2026
Owner willing to lease back

Expenses

| | |
|--|---------------------------|
| Insurance | \$3,800.00 |
| Repairs & Maint | \$1,600.00 |
| Electric | \$5,564.00 |
| Water & Sewer | \$450.00 |
| <u>Pre-Tax Operating Expenses</u> | <u>\$11,414.00</u> |
| Taxes | \$10,916.00 |
| <u>Total Operating Expenses</u> | <u>\$22,330.00</u> |

Net Operating Income **\$73,670.00**

Offered Price **\$895,000**

Cap Rate **8.23%**

5731 MOSHOLO AVENUE

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

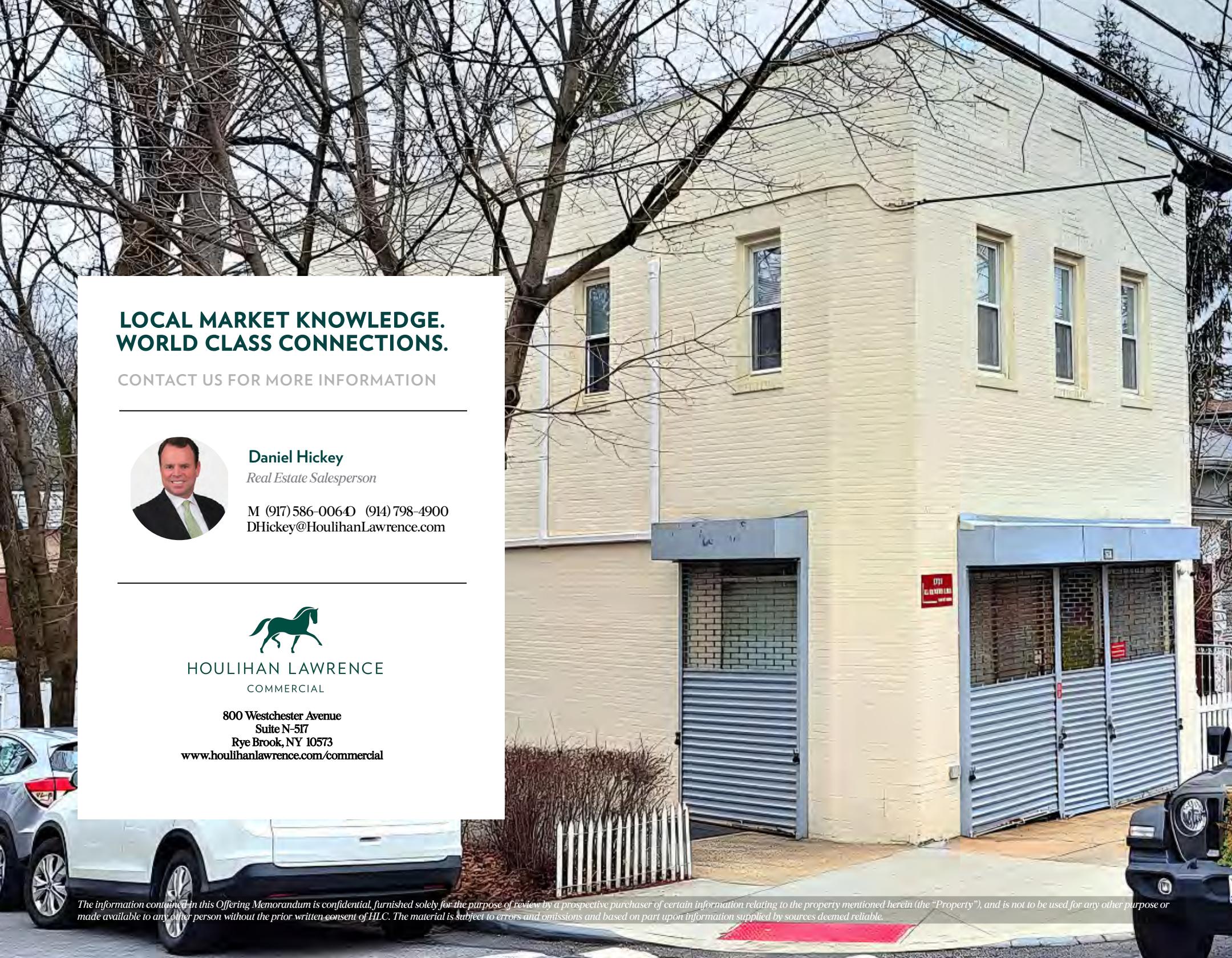
| Radius | 1 Mile | | 2 Mile | | 5 Mile | |
|--------------------------------------|---------------|--------|----------------|--------|------------------|--------|
| 2023 Population by Occupation | 42,659 | | 180,141 | | 1,510,239 | |
| Real Estate & Finance | 1,471 | 3.45% | 6,216 | 3.45% | 46,462 | 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

| 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

| 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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