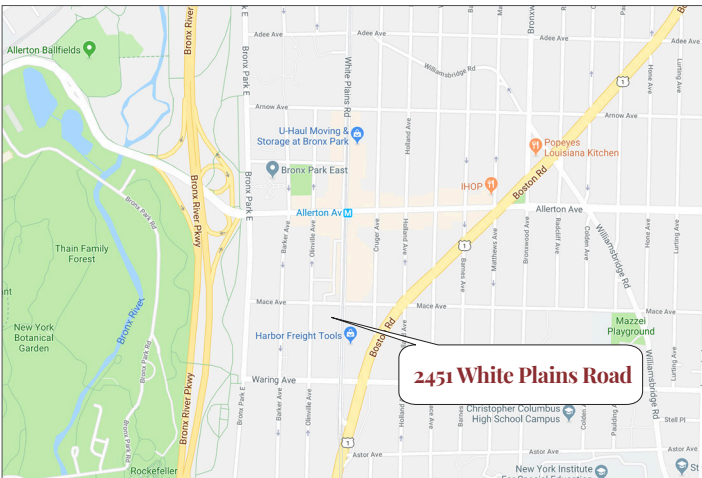


# 2451 White Plains Road Bronx, NY 10467

Asking Price: \$2,800,000

BRONX RETAIL BUILDING FOR SALE



## Property Facts

|                      |                                      |
|----------------------|--------------------------------------|
| LOCATION:            | Corner of Mace Ave & White Plains Rd |
| BLOCK_LOT:           | 4426_32                              |
| LOT DIMENSIONS:      | 50' x 100'                           |
| LOT SIZE:            | 5,000 SF *                           |
| BUILDING DIMENSIONS: | 50' x 100'                           |
| BUILDING SIZE:       | 5,300 SF *                           |
| UNITS:               | 4                                    |
| ZONING:              | R6/C2-3                              |
| COMMERCIAL FAR:      | 2.00-10,000 BSF *                    |
| RESIDENTIAL FAR:     | 3.00-15,000 BSF *                    |
| COMMUNITY USE FAR:   | 4.80-24,000 BSF *                    |
| TAXES:               | \$39,511                             |

\* approximately

## Property Highlights

- Located on the corner of a prime Bronx retail corridor
- Multi-tenant income producing retail property
- Anchored by Clean Rite Center, the largest laundromat operator in the NY Metro Area
- Significant air rights

## Transportation

- Located one avenue from the Allerton Avenue subway station serviced by the 2 and 5 trains

For Further Information, Please Contact Exclusive Sales Team:

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Edward Nelson | 718.935.1821 | enelson@cpexre.com



All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. It is strongly urged that the prospective tenant carefully verify each item of size, RE Taxes, permitted legal use, and other information presented herein.

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Asking Price: 2,800,000

## Rent Roll

| TENANT                  | UNIT     | SIZE         | PPSF | MONTHLY RENT    | ANNUAL RENT      | LEASE EXP. | ESCALATIONS       |
|-------------------------|----------|--------------|------|-----------------|------------------|------------|-------------------|
| Clean Rite              | Ground 1 | 2,800        | \$40 | \$9,333         | \$112,000        | 1/31/39    | 10% every 5 years |
| Attorney's Office       | Upper    | 900          | \$39 | \$2,950         | \$35,400         | 1/31/24    | 3% per year       |
| CPA's Office            | Lower    | 900          | \$37 | \$2,750         | \$33,000         | 1/31/24    | 3% per year       |
| Nurse Employment Agency | Ground 2 | 700          | \$28 | \$1,600         | \$19,200         | 6/1/24     | N/A               |
| <b>Total:</b>           |          | <b>5,300</b> |      | <b>\$16,633</b> | <b>\$199,600</b> |            |                   |

## Income & Expenses

### REVENUE

|                                |                  |
|--------------------------------|------------------|
| Commercial Income:             | \$199,600        |
| Real Estate Tax Reimbursement: | \$13,821         |
| Insurance Reimbursement:       | \$5,300          |
| Water/Sewer Reimbursement:     | \$2,650          |
| <b>Gross Effective Income:</b> | <b>\$221,371</b> |

### EXPENSES

|                            |                 |
|----------------------------|-----------------|
| Real Estate Taxes (18/19): | \$39,511        |
| Insurance:                 | \$5,300         |
| Water/Sewer:               | \$2,650         |
| Management:                | \$6,427         |
| Maintenance & Repairs:     | \$6,427         |
| <b>Total Expenses:</b>     | <b>\$60,314</b> |

### SUMMARY

|                                    |                  |
|------------------------------------|------------------|
| Effective Gross Income (EGI):      | \$226,243        |
| Less Expenses:                     | \$61,036         |
| <b>Net Operating Income (NOI):</b> | <b>\$160,335</b> |
| <b>Cap Rate:</b>                   | <b>5.73%</b>     |

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REAL ESTATE

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81 WILLOUGHBY STREET, 8TH FLOOR, BROOKLYN, NY 11201

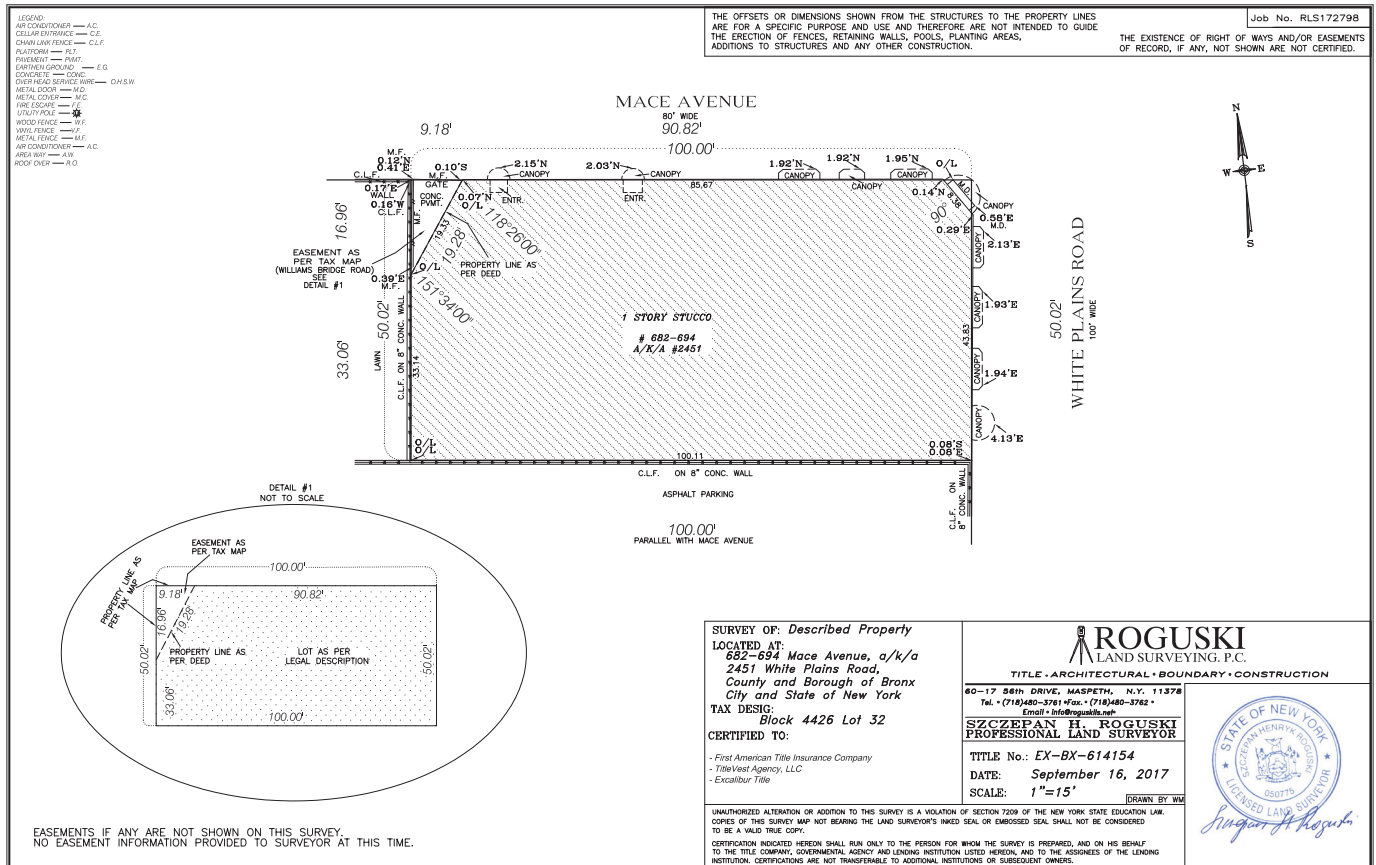
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# 2451 White Plains Road, Bronx, NY 10467

Asking Price: 2,800,000

## Floor Plan



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