

2237 WEBSTER AVENUE

FOR SALE | CORNER RETAIL / COMMERCIAL PROPERTY | BRONX, NY



ASKING PRICE:
\$1,750,000

Fordham Heights | \$313 per SF



Two-Story Retail Building, Ideal End-User or Investment Opportunity with Upside



Multi-Tenant, 5,580 SF Building plus Full Basement



131' of Wraparound Frontage along Webster Avenue & East 182nd Street



Proximity to Fordham University, Arthur Avenue Retail, & The Bronx Zoo



BX41 Bus Stops Immediately in Front of the Building; Short Walk to the B & D Trains at 182-183 Streets Station



Metro-North Railroad is Located Within Walking Distance

PROPERTY INFORMATION

LOCATION	Northwest corner of Webster Avenue & East 182 nd Street
BLOCK / LOT	3143 / 174
LOT DIMENSIONS	31' x 100'
LOT AREA (SF)	3,100
STORIES	2 + Basement
BUILDING SIZE (SF)	5,580
BUILDING CLASS	K2 - Multi-Story Retail

ZONING	C8-2
FAR (AS-OF-RIGHT)	2.0
FAR (COMMUNITY-USE)	6.5
TENTATIVE ASSESSMENT (24/25)	\$261,450
TAXES RATE (CLASS 4)	10.592%
TENTATIVE TAXES (24/25)	\$27,693

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RENT ROLL

Tenant	Unit	Status	Sq. Ft.*	Rent PSF	Monthly Rent	Annual Rent
Salon - VACANT	1 st Floor		800	\$37.50	\$2,500	\$30,000
Barbershop**	1 st Floor	M-M	500	\$36.00	\$1,500	\$18,000
Tax Prep	1 st Floor	M-M	300	\$38.00	\$950	\$11,400
Auto Shop	1 st Floor Rear	M-M	900	\$30.00	\$2,250	\$27,000
Party Space**	2 nd Floor	M-M	2,500	\$20.16	\$4,200	\$50,400
Plumber**	2 nd Floor	M-M	250	\$30.00	\$1,500	\$18,000
Billboard					\$83	\$1,000
TOTALS					\$12,983	\$155,800

*Estimated Net Square Footages

** Tenant has been at this location for 10+ Years

Expenses (Estimated)

Real Estate Taxes (24/25)		\$27,693
Insurance		\$4,800
Water/Sewer		\$5,600
Electric		Paid by Tenants
Repairs and Maintenance		\$2,790
Management (3% of EGI)		\$4,674
Total Expenses	Exp/Inc Ratio	26%
		\$45,557

NET OPERATING INCOME \$110,243

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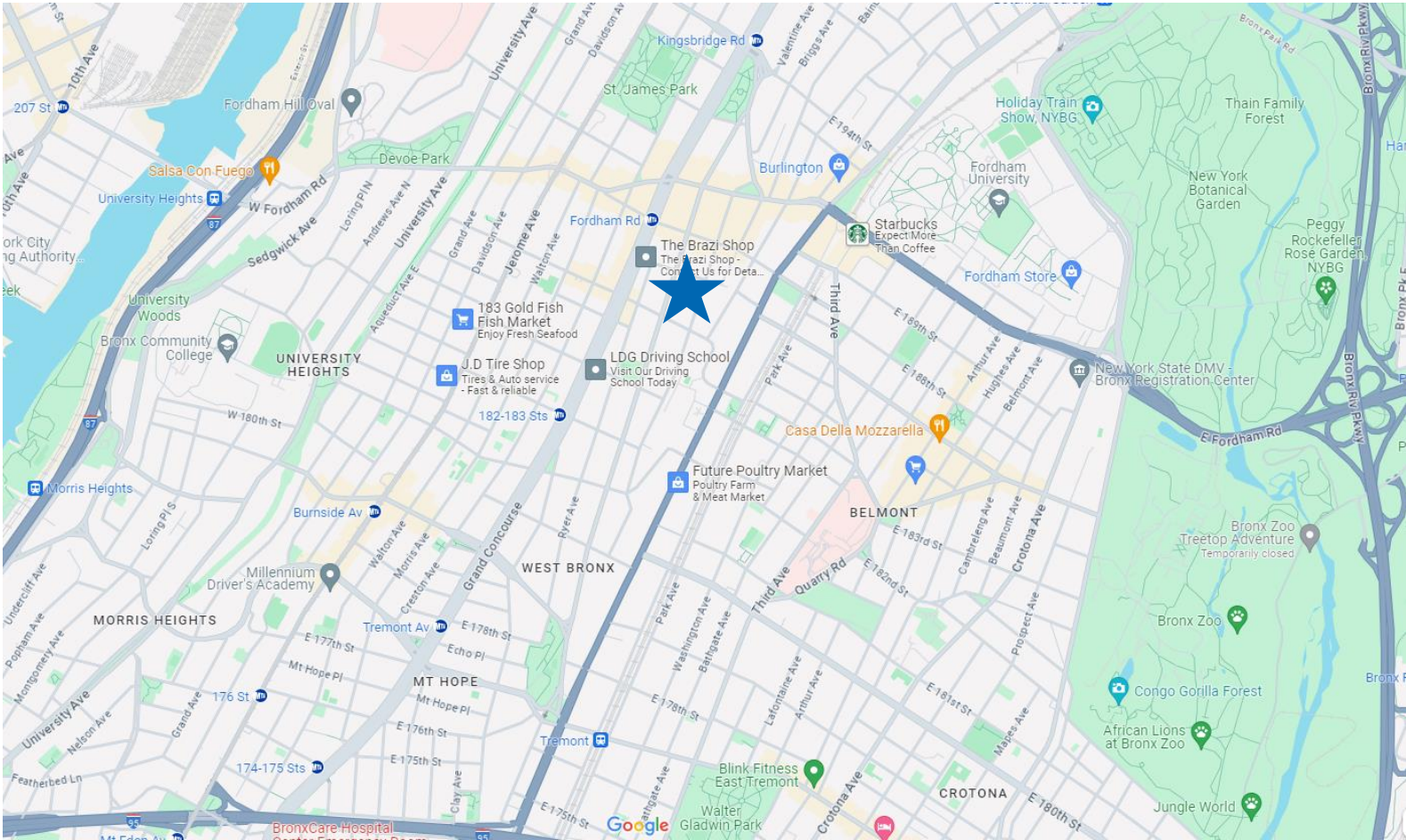
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