

In Contract

LAST ASK \$1,995,000	9.0% CAP	4.0 x Rent	\$69 /SF	\$64K /Unit
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1951-BUILT ALL-BRICK 31-UNIT ELEVATED MULTIFAMILY IN THE BRONX OFFERING STABILITY AND CONSISTENT PERFORMANCE

214 East 178th Street, The Bronx - Team Lala of RM Friedland is pleased to exclusively present this well-maintained 31-unit elevated multifamily building, a solid income-producing asset demonstrating long-term ownership care and operational stability.

Built in 1951, this six-story, all-brick, semi-fireproof property totals approximately 29,000 square feet and is comprised entirely of residential apartments.

The building's strong architectural character, recent exterior improvements, and art-embellished common areas reflect the owner's ongoing commitment to upkeep and presentation, positioning it as a reliable long-term investment in one of the Bronx's most established multifamily submarkets.

A glass and steel entranceway opens into a tiled lobby with steel and marble staircases, complemented by an intercom system and a network of security cameras for enhanced safety. The property features a well-maintained passenger elevator, a laundry room, and a compactor room that add to tenant convenience and efficient building operations.

The roof is finished with a durable rubber membrane, and recent pointing on the parapet walls, coping stones, windowsills, and lintels further enhances the building's masonry integrity and curb appeal.

Mechanical systems are in excellent condition, highlighted by a 2018 dual-fuel boiler and burner currently operating on gas, supported by a 5,000-gallon above-ground #2 oil tank raised for easy servicing.

The property exemplifies pride of ownership, with clean common areas, modernized systems, and attentive management visible throughout. Residents benefit from close access to public transportation, shopping, dining, healthcare, and community services, all within walking distance in this well-connected Bronx location.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

LALA REALTY GROUP

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214 E 178TH ST



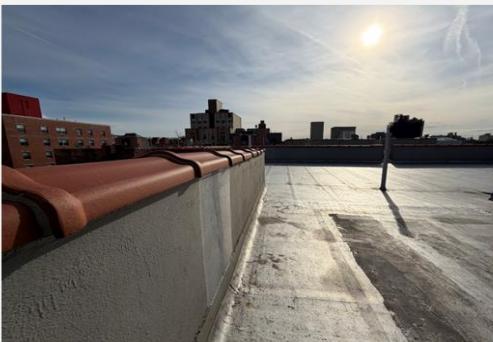
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214 E 178TH ST



214 E 178TH ST

214 EAST 178 STREET, 10457

Bronx (Borough 2)
Block 2810
Lot 13

Zoning District
R8

Intersecting Map Layers
FRESH Zone
Appendix I

SOURCE

<https://zola.planning.nyc.gov>





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28 Year Track Record
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Marco Lala



Jack Lala



Dave Raciti



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**Reach Out Anytime
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