

*In Contract*

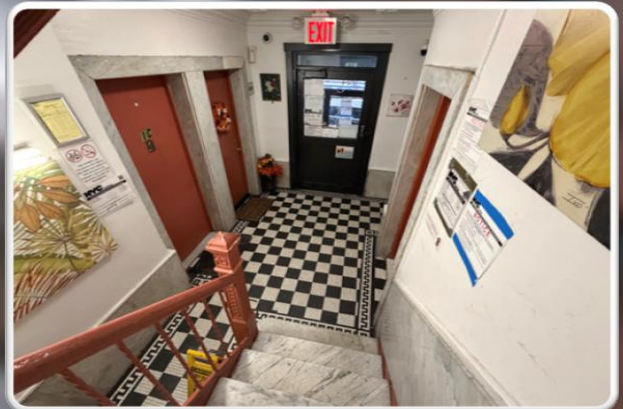
**LAST ASK**  
**\$1,055,000**

**9.7%**  
**CAP**

**3.6**  
**x Rent**

**\$65**  
**/SF**

**\$53K**  
**/Unit**



## **20-UNIT PREWAR BRONX MULTIFAMILY WITH WELL-APPOINTED ART-LINED LOBBY • POINTING AND PARAPET REPAIRS UNDERWAY**

**224 East 164th Street, The Bronx** - Team Lala of RM Friedland is pleased to exclusively present this well-maintained, prewar multifamily property consisting of twenty residential apartments located along East 164th Street in the Concourse Village section of The Bronx.

Built circa 1905, the five-story building totals approximately 16,350 square feet on a 3,382-square-foot R7-1-zoned parcel and features efficient layouts averaging 719 square feet per unit. The combination of manageable scale, consistent operation, and good physical condition makes this a desirable long-term multifamily investment.

The property features steel-and-glass entrance leading to a tiled foyer and lobby highlighted by steel-and-marble staircases. The common areas are ones with paintings and prints, clean, and well-kept. Exterior work including pointing and parapet-wall repairs is currently in progress. The roof is a silver-coated rubber

system, and additional façade repairs to the stucco and flashing have been undertaken as part of the ongoing maintenance program.

Mechanical systems include a dual-fuel boiler operating primarily on natural gas with a heat-timer control system, a 4,000-gallon above-ground #2 fuel-oil tank, and a computerized heat-management setup. Apartments are equipped with circuit breakers throughout, and gas meters are located in the basement. A laundry room is available for residents, and the property's overall infrastructure reflects ongoing attention to building systems and upkeep.

Located within the Concourse Village area of the South Bronx, the property benefits from convenient access to public transportation, shopping, dining, and essential neighborhood services. The surrounding area includes nearby parks and healthcare facilities that enhance tenant appeal and support consistent occupancy.

**FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS**

**LALA REALTY GROUP**

**RM FRIEDLAND**

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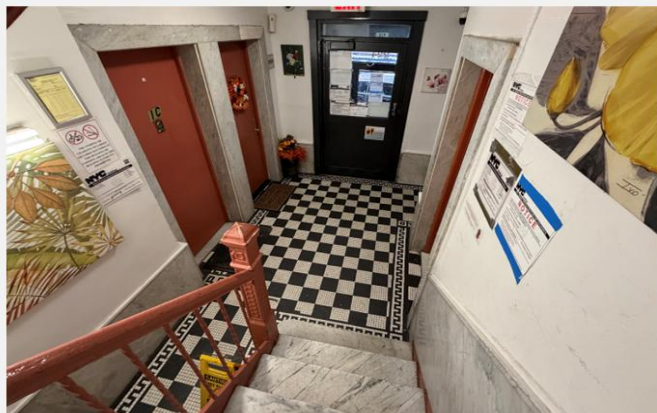
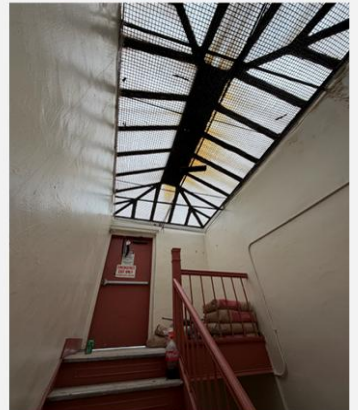
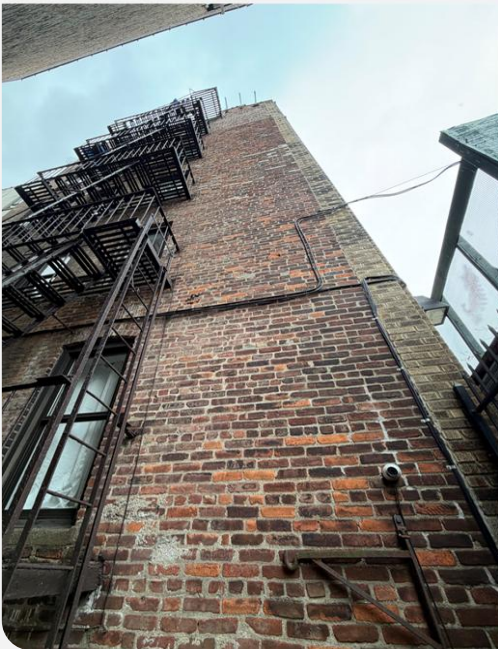
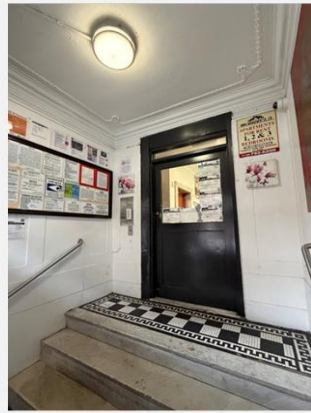
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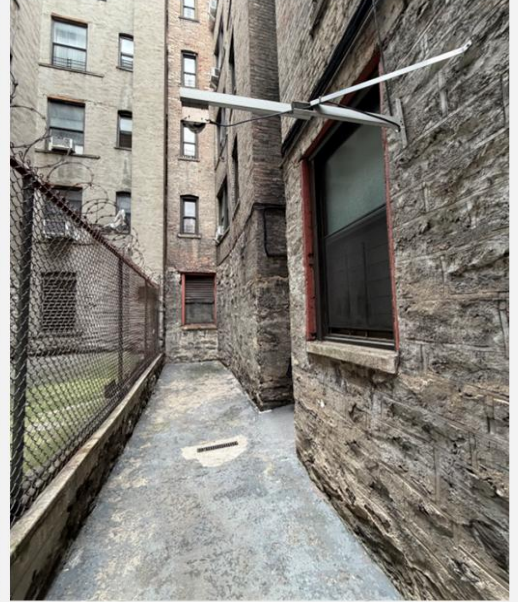
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## 224 E 164TH ST



## 224 E 164TH ST



# 224 E 164TH ST

**224 EAST 164 STREET, 10456**

Bronx (Borough 2)

Block 2446

Lot 18

**Zoning District**

R7-1

**Intersecting Map Layers**

FRESH Zone

Appendix I

**SOURCE**

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



**LALA**  
REALTY GROUP

*of*

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

**We Sell Buildings & Land  
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*Marco Lala*



*Jack Lala*



*Dave Raciti*



*Michelle Lala*

**Our Team Of Advisors  
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