



**COMING SOON**  
New Exclusive Listing

# 235 East 196th Street The Bronx, NY

**40-UNIT CORNER BUILDING ON EAST 196TH AND VALENTINE  
SIGNIFICANT STABILIZED CASH FLOW UPSIDE  
ASKING \$1.5M ♦ \$38K PER UNIT**

Prepared by The Investment Sales Team @  
RMFriedland LLC of Harrison, NY & Lala Realty Group of Lodi, NJ



**Marco Lala**  
(914) 380-3806  
mlala@rmfriedland.com



**Jack Lala**  
(914) 363-7903  
jlala@rmfriedland.com



**David Raciti**  
(914) 775-7322  
draciti@rmfriedland.com



**Michelle Lala**  
(914) 861-3183  
mplala@rmfriedland.com

# 235 EAST 196TH STREET



All information herein is derived from what we consider reliable third party sources and is provided without warranties of any kind, either express or implied. We do not represent that said information is accurate or complete, and it should not be relied upon as such. Offerings are subject to errors, omissions, revisions, price changes, or withdrawal without notice.

**LALA**  
REALTY GROUP

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

RM Friedland LLC, Lala Realty Group LLC, RM Friedland CT, LLC, and/or their respective agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. Conduct a careful and independent examination of the property to determine to your satisfaction its suitability to your needs.

# 235 EAST 196TH STREET



All information herein is derived from what we consider reliable third party sources and is provided without warranties of any kind, either express or implied. We do not represent that said information is accurate or complete, and it should not be relied upon as such. Offerings are subject to errors, omissions, revisions, price changes, or withdrawal without notice.



RM Friedland LLC, Lala Realty Group LLC, RM Friedland CT, LLC, and/or their respective agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. Conduct a careful and independent examination of the property to determine to your satisfaction its suitability to your needs.

# 235 EAST 196TH STREET



All information herein is derived from what we consider reliable third party sources and is provided without warranties of any kind, either express or implied. We do not represent that said information is accurate or complete, and it should not be relied upon as such. Offerings are subject to errors, omissions, revisions, price changes, or withdrawal without notice.

**LALA**  
REALTY GROUP

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

RM Friedland LLC, Lala Realty Group LLC, RM Friedland CT, LLC, and/or their respective agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. Conduct a careful and independent examination of the property to determine to your satisfaction its suitability to your needs.

# 235 EAST 196TH STREET

**235 EAST 196 STREET, 10458**

Bronx (Borough 2)

Block 3301 | Lot 4

**ZONING DISTRICT**

R7B

**INTERSECTING MAP LAYERS**

FRESH Zone

Appendix I

**SOURCE**

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



All information herein is derived from what we consider reliable third party sources and is provided without warranties of any kind, either express or implied. We do not represent that said information is accurate or complete, and it should not be relied upon as such. Offerings are subject to errors, omissions, revisions, price changes, or withdrawal without notice.



RM Friedland LLC, Lala Realty Group LLC, RM Friedland CT, LLC, and/or their respective agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. Conduct a careful and independent examination of the property to determine to your satisfaction its suitability to your needs.

**LALA**  
REALTY GROUP

of

**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES

**We Sell Buildings & Land**  
**28 Year Track Record**  
**\$2 Billion In Gross Sales**  
**New York & New Jersey**



*Marco Lala*



*Jack Lala*



*Dave Raciti*



*Michelle Lala*

**Our Team Of Advisors**  
**Provides Free and Confidential**  
**Property Evaluations, Equity**  
**Reviews, & Consultations**

**Reach Out Anytime**  
**[team.lala@rmfriedland.com](mailto:team.lala@rmfriedland.com)**  
**[teamlalacre.com](http://teamlalacre.com)**