

In Contract

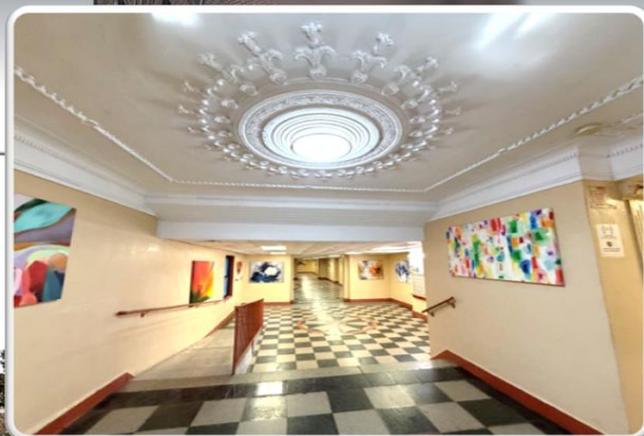
ASKING
\$8,395,000

9.4%
CAP

4.1
x Rent

\$68
/SF

\$71K
/Unit



TRIPLE ELEVATED 118-UNIT PREWAR BRONX MIXED-USE BUILDING W/ MASSIVE ART-ACCENTED LOBBY • RECENT CAPEX • RETAIL INCOME

185 McClellan Street, The Bronx - Team Lala of RM Friedland is pleased to exclusively present the opportunity to acquire this well-maintained, elevated, prewar mixed-use property consisting of one hundred eleven residential apartments and seven commercial units located along McClellan Street in the Claremont section of the Bronx. Built in 1936, the six-story, semi-fireproof building totals approximately 123,000 square feet on a 29,771-square-foot R8-zoned parcel and features large, efficient apartment layouts averaging 929 square feet (estimated). The combination of scale, sound management, and consistent upkeep makes this an attractive long-term Bronx investment.

The property is distinguished by its glass-and-metal entrance doors leading to a distinctive checkerboard-tile lobby and a massive art-accented reception area highlighted by steel and marble staircases. Common areas feature terrazzo flooring that enhances both durability and appearance. Three elevators service the building, underscoring its size and convenience for residents. The roof is a silver-coated rubber system in good condition, and recent exterior work includes parapet-wall, stucco, and

flashing repairs along with fresh pointing completed within the past two years.

Mechanical systems include a dual-fuel boiler operating primarily on natural gas with a heat-timer control system, a 7,500-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 maintenance and compliance.

The building's residential component offers a well-balanced mix of one-, two-, and three-bedroom layouts, while the ground-floor commercial space provides additional income diversification and long-term stability.

Located within the broader Concourse-Claremont area, 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 support tenant demand and consistent occupancy.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

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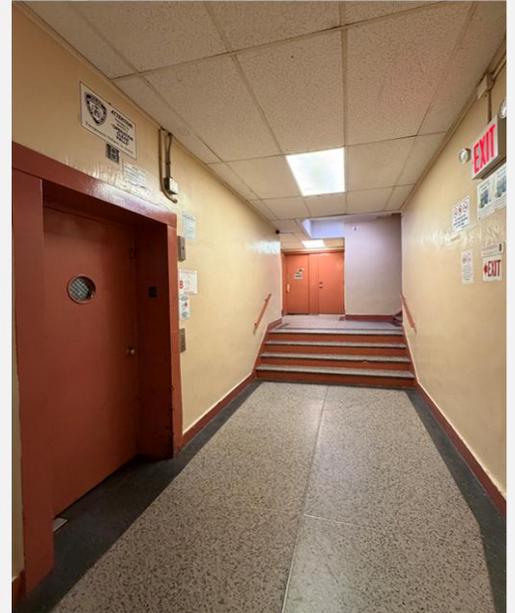


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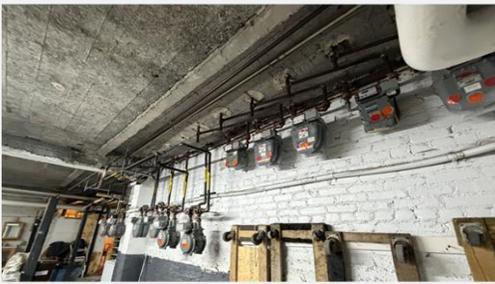
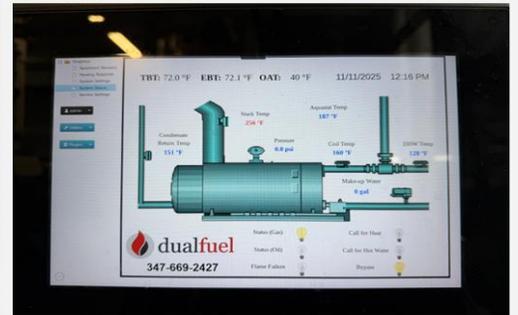
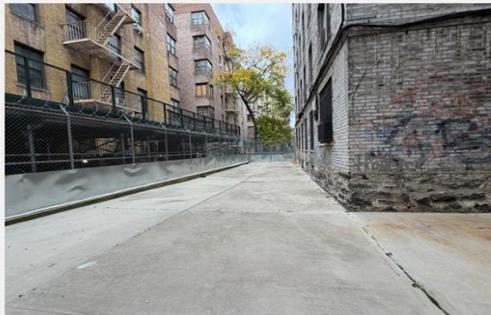


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185 MCCLELLAN ST



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185 MCCLELLAN STREET, 10456

Bronx (Borough 2)

Block 2456

Lot 181

Zoning District

R8

Intersecting Map Layers

FRESH Zone

Appendix I

SOURCE

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



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