

*In Contract*

LAST ASK  
\$1,465,000

9.8%  
CAP

3.1  
x Rent

\$73  
/SF

\$56K  
/Unit



## EXTENSIVELY RENOVATED 26-UNIT MULTIFAMILY WITH MODERN SYSTEMS & UPGRADED COMMON AREAS — LITTLE ITALY IN THE BRONX

**2363 Prospect Avenue, The Bronx** - Team Lala of RM Friedland is exclusively presenting this five-story, 26-unit brick apartment building located on Prospect Avenue in the Bronx. Blending classic Bronx masonry with contemporary infrastructure, the property has been extensively renovated throughout, including upgrades to the common areas, residential units, and major building systems.

The main entrance is highlighted by a new steel and glass door that opens to a marble-lined foyer. The lobby has been fully modernized with tile flooring, half-height marble walls, and fresh paint, creating a bright and professional appearance.

Interior features include steel and marble staircases and a newly installed intercom system. The basement contains updated gas and electric meter rooms, a dedicated cable room, and a water pump serving the sprinkler system.

The heating plant consists of a daisy-chain gas boiler paired with two 119-gallon hot-water tanks, all operated by a computerized control system that provides efficient and consistent performance. Each apartment is equipped with individual electrical breakers.

The roof features a silver-coat rubber roof in excellent condition, with restored parapet walls, coping stones, and chimneys. The building's bulkheads have been repainted, and thirty-six security cameras provide full coverage for this and the neighboring Prospect Avenue property.

Located near public transportation, neighborhood retail, and community amenities, the building offers residents convenient access to schools, healthcare, and multiple transit options throughout the Bronx.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

LALA REALTY GROUP

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2363 PROSPECT AVE



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## 2363 PROSPECT AVE





# 2363 PROSPECT AVE

## 2363 PROSPECT AVENUE, 10458

Bronx (Borough 2)

Block 3102

Lot 37

### Zoning District

R7-1

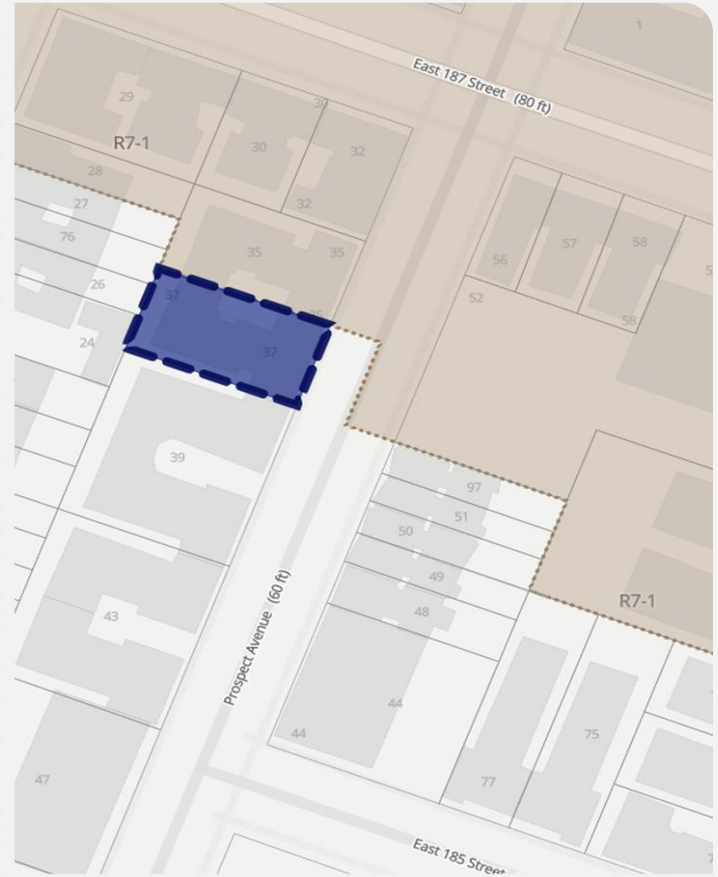
### Intersecting Map Layers

FRESH Zone

Appendix I

### SOURCE

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





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*of*

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**We Sell Buildings & Land  
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*Marco Lala*



*Jack Lala*



*Dave Raciti*



*Michelle Lala*

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

**Reach Out Anytime**  
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