Closed 4/30/26

SALE PRICE	10.4%	3.8	$55	$59K
$3,965,000	CAP	x Rent	/SF	/Unit

ELEVATORED PREWAR BRONX MULTIFAMILY WITH GIGANTIC ART-ACCENTED LOBBY AND LARGE UNIT LAYOUTS • RECENT EXTERIOR RESTORATION

1181 Sheridan Avenue, The Bronx - Team Lala of RM Friedland facilitated the sale of this well-maintained, elevatored, prewar multifamily property consisting of sixty-seven residential apartments located along Sheridan Avenue in the Claremont section of The Bronx. Built in 1936, the six-story, semi-fireproof building totals approximately 72,000 square feet on a 16,810-square-foot R8-zoned parcel and features large, efficient layouts averaging 949 square feet per unit. The combination of spacious units, consistent management, and ongoing physical upkeep makes this an attractive long-term Bronx multifamily investment.

The property is distinguished by its impressive steel-and-glass entrance doors opening to a tiled entryway and a massive, well-lit lobby accented by steel and marble staircases. Common areas are clean and inviting, complemented by dual elevators serving all six floors. The building's roof is a silver-coated rubber system in good condition, and recent exterior improvements include parapet wall, stucco, and flashing repairs, along with fresh pointing completed within the last two years.

Mechanical systems include a dual-fuel boiler operating primarily on natural gas with a heat-timer control system, a 5,000-gallon above-ground #2 fuel oil tank, and a computerized heat management setup. All apartments are equipped with circuit breakers, and the basement houses the building's gas meters. A laundry room is available for residents, and the property's overall infrastructure reflects ongoing attention to both efficiency and compliance.

The unit mix—comprised mostly of one- and two-bedroom layouts—caters well to family demand in this established Bronx submarket.

Located within the Concourse VIllage neighborhood, the property benefits from excellent access to public transportation, shopping, dining, and neighborhood conveniences. Nearby are multiple MTA bus stps and train stations, providing quick connections to Manhattan. Residents enjoy close proximity to daily necessities such as shopping, dining, and essential services, along with nearby parks and healthcare facilities that contribute to the area's overall convenience.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

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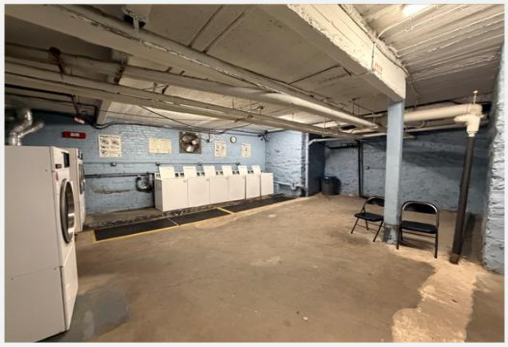
1181 SHERIDAN AVE



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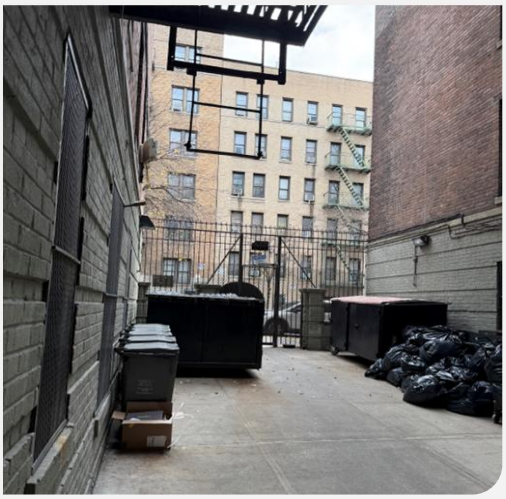

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Marco Lala

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Reach Out Anytime

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