

*Closed 6/16/26*

**SALE PRICE**  
**\$2,500,000**

**10%**  
**CAP**

**3.8 x**  
**Rent**

**\$67**  
**/SF**

**\$58K**  
**/Unit**



**43 UNITS – \$500K IN RECENT CAPEX – EXCEPTIONALLY MAINTAINED  
LONG-TERM FAMILY ASSET – FORDHAM SHOPPING – MTA STATIONS**

**2256 Walton Avenue, The Bronx** – Team Lala of RM Friedland closed out the sale of this five-story, all-brick, walkup apartment building containing 43 residential units. Built in 1926, the property spans approximately 37,056 gross square feet.

The building offers a gated front courtyard, updated brickwork on the entrance stairs, and a clean lobby highlighted by artwork and steel-and-marble staircases.

Security features include 17 cameras, an intercom system, LED lighting, and hardwired smoke detectors.

Hallways contain newer windows, and the basement includes electric and gas meter rooms along with the super's apartment. Two walk-in units are present on the ground floor.

Mechanical systems include a dual-fuel boiler originally installed in 1987 but subsequently upgraded, with remote monitoring capability via six to seven sensors. Heat and hot water are supplemented by an above-ground 5,000-gallon oil tank (#2 fuel).

Laundry facilities are located in a gated area accessible from the front courtyard, equipped with four washers and two dryers.

The roof is a torched-down silver coat rubber system, with pointing, flashing, coping stones, and courtyard walls all in solid condition.

Recent capital investments total nearly \$500,000, including apartment renovations, electrical upgrades, building-wide pointing, gas line and meter replacement, and a burner/boiler gas conversion.

This location benefits from excellent public transportation access, including subway on the Grand Concourse and Jerome Avenue within a few minutes' walk. There are multiple bus routes nearby. Residents enjoy strong walkability, with a variety of shopping, restaurants, and services along Jerome Avenue and Burnside Avenue. Parks and playgrounds are within a short walk.

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



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



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



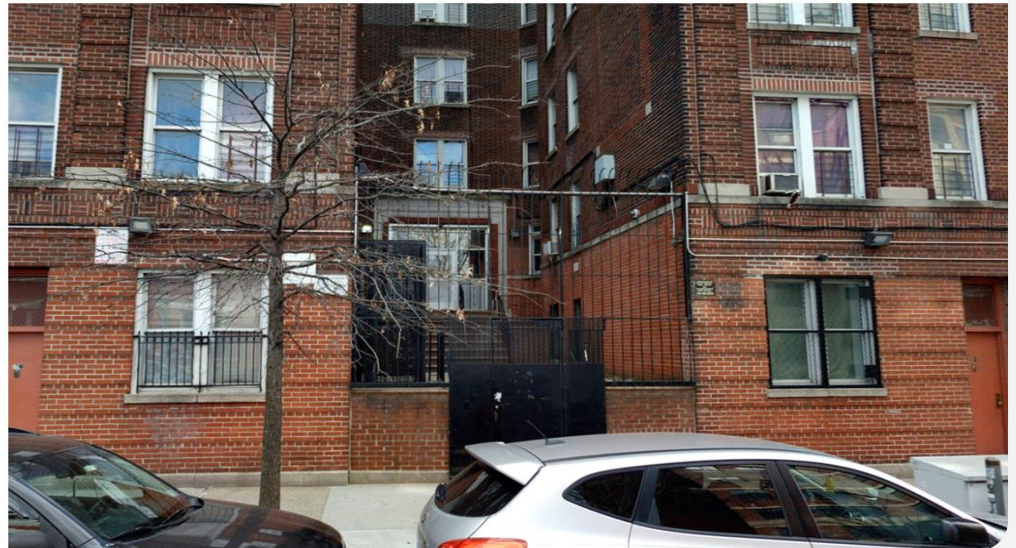
Jack Lala ◦ (914) 363-7903  
jlala@rmfriedland.com



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

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# 2256 WALTON AVE



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**LALA**  
REALTY GROUP

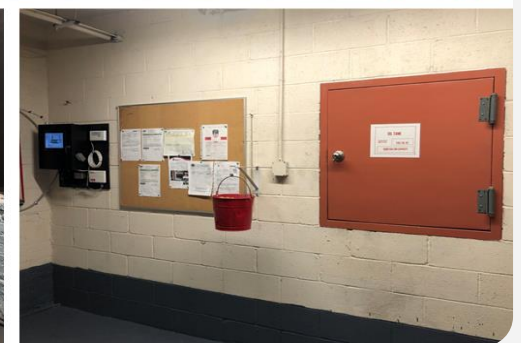
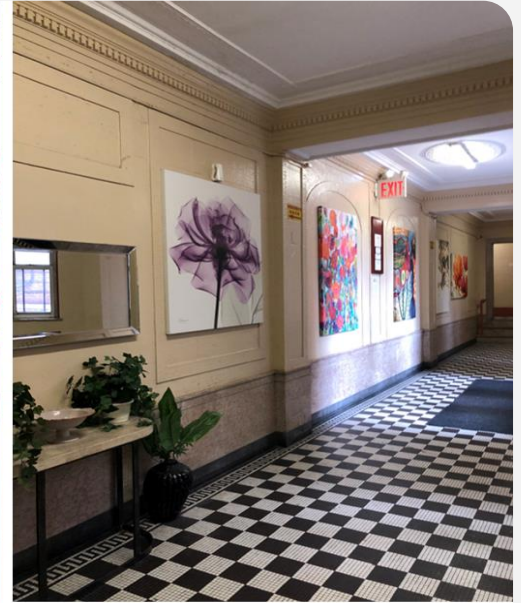
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**LALA**  
REALTY GROUP

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)**