

In Contract

LAST ASK
\$1,445,000

9.7%
CAP

3.6
x Rent

\$57
/SF

\$50K
/Unit



ELEVATED 29-UNIT PREWAR BRONX MULTIFAMILY WITH DECORATED MODERN LOBBY • UPDATED 2018 BOILER • RECENT EXTERIOR CAPEX

935 Ogden Avenue, The Bronx - Team Lala of RM Friedland is pleased to exclusively present this well-maintained, elevated, prewar multifamily property consisting of twenty-nine residential apartments located along Ogden Avenue in the Highbridge section of The Bronx.

Built in 1928, the six-story, semi-fireproof building totals approximately 25,000 square feet on a 4,750-square-foot R7-1-zoned parcel and features efficient layouts averaging 767 square feet per unit. The property combines sound management, updated building systems, and steady rent performance, making it an attractive long-term investment.

The property features a steel-and-glass entrance leading to a tiled lobby and entranceway with modern decorative finishes that create a welcoming, contemporary feel. The interior common areas include steel-and-marble staircases, and the building's roof is a silver-coated rubber system in good condition. Exterior improvements,

including parapet-wall, stucco, and flashing repairs as well as pointing completed within the past two years, further reflect ongoing care and maintenance.

Mechanical systems include a 2018 dual-fuel boiler operating primarily on natural gas with a heat-timer control system, a 3,000-gallon above-ground #2 fuel-oil tank, and a computerized heat-management setup. Apartments are equipped with circuit breakers throughout, and the basement contains the gas meters.

A laundry room serves residents, and the building's overall infrastructure demonstrates consistent upkeep and operational efficiency.

Located within the Highbridge area, the property benefits from easy access to public transportation, shopping, dining, and neighborhood conveniences. The surrounding community includes nearby parks and healthcare facilities that contribute to its stability and tenant appeal.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

LALA REALTY GROUP
RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES



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



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

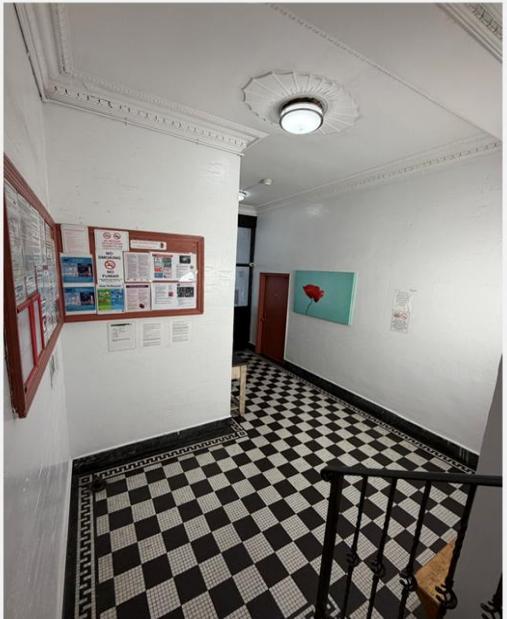
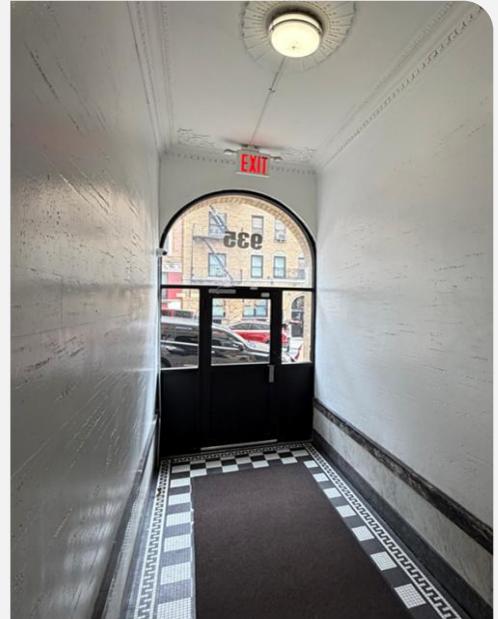


Jack Lala • (914) 363-7903
jlala@rmfriedland.com



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

935 OGDEN AVE



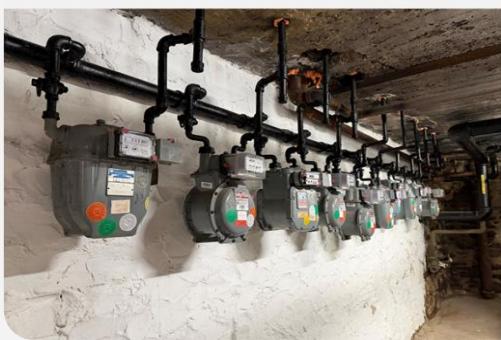
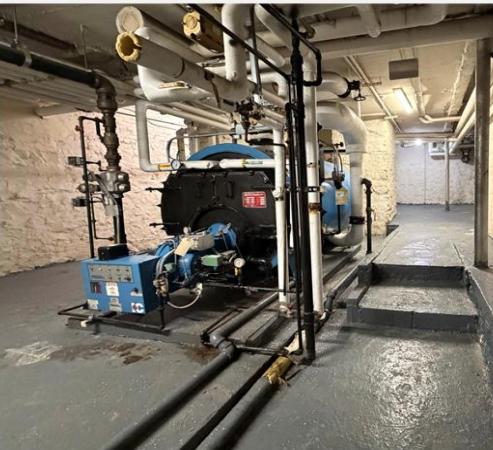
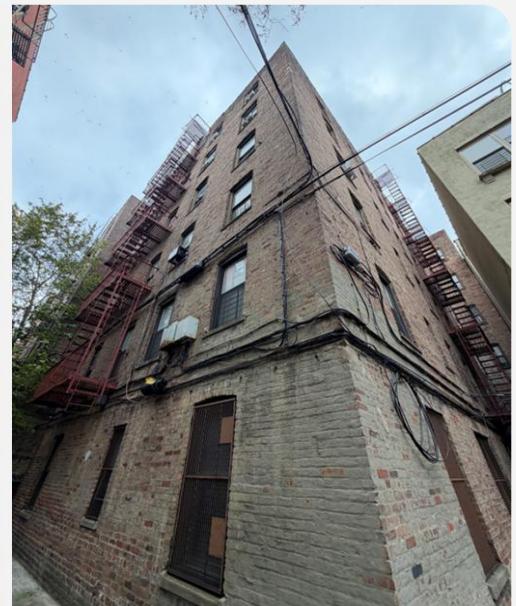
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935 OGDEN AVE



935 OGDEN AVE

935 OGDEN AVENUE, 10452

Bronx (Borough 2)
Block 2524
Lot 18

Zoning District R7-1

Intersecting Map Layers

FRESH Zone

Appendix I

SOURCE





**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
teamlalacre.com**