

In Contract

LAST ASK
\$2,925,000

9.8%
CAP

3.3
x Rent

\$72
/SF

\$48K
/Unit



RENOVATED 61-UNIT BRICK APARTMENT BUILDING WITH MODERN SYSTEMS, LAUNDRY FACILITIES, AND DUAL-FUEL BOILER - LITTLE ITALY IN THE BRONX

2355-2357 Prospect Avenue, The Bronx - Team Lala of RM Friedland is exclusively presenting this six-story, 61-unit brick apartment building located on Prospect Avenue in the Bronx. The property features two large wings connected by a central courtyard and entryway secured by a black steel gate, creating both a distinctive appearance and added security for residents.

The main entrance includes a steel and glass door, a modern intercom system, and camera coverage throughout. The lobby is finished with marble walls and tile flooring, providing a clean and updated impression. Steel and marble staircases continue the building's durable interior aesthetic.

The property's exterior masonry is in excellent condition, with front pointing completed in 2020 and restoration of the rear façade now underway. Replacement windows have been installed, and the roof features a silver-coat rubber membrane in good condition. The parapet walls, coping stones, chimneys, and bulkheads have all been refurbished and repainted.

The building is fully sprinklered and equipped with updated safety signage throughout. A laundry room on-site includes three washers and two dryers. Each apartment is fitted with modern circuit breakers.

The basement level houses the gas meters and cable rooms, updated electric meters, and a backflow prevention valve. The mechanical room includes a dual-fuel boiler currently operating on gas, supported by a 4,500-gallon oil tank using #2 oil. Though the boiler dates to 1981, significant upgrades have been completed, including a computerized control system that regulates heat for optimal performance.

Well positioned in the Bronx's Belmont neighborhood (Little Italy in the Bronx), the property benefits from proximity to public transportation, neighborhood retail, restaurants, and essential community amenities. Its central location provides convenient access to schools, healthcare facilities, and multiple transit options serving the greater Bronx and Manhattan.

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

All information herein is derived from what we consider reliable third party sources and is provided without warranties of any kind, either express or implied. We do not represent that said information is accurate or complete, and it should not be relied upon as such. Offerings are subject to errors, omissions, revisions, price changes, or withdrawal without notice. RM Friedland LLC, Lala Realty Group LLC, RM Friedland CT, LLC, and/or their respective agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. Conduct a careful and independent examination of the property to determine to your satisfaction its suitability to your needs.

2355-7 PROSPECT AVE

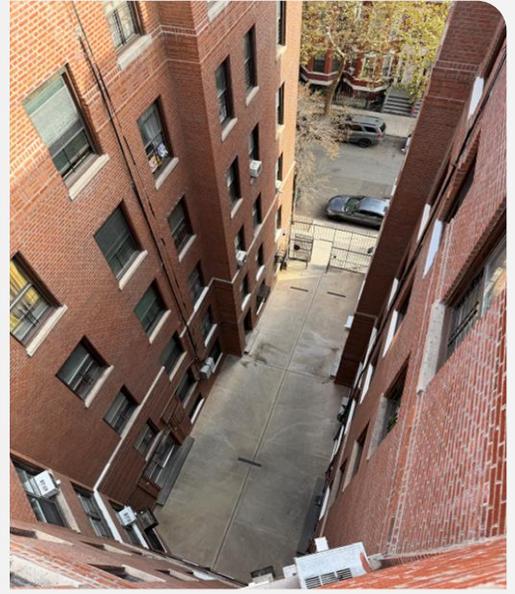


All information herein is derived from what we consider reliable third party sources and is provided without warranties of any kind, either express or implied. We do not represent that said information is accurate or complete, and it should not be relied upon as such. Offerings are subject to errors, omissions, revisions, price changes, or withdrawal without notice.



RM Friedland LLC, Lala Realty Group LLC, RM Friedland CT, LLC, and/or their respective agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. Conduct a careful and independent examination of the property to determine to your satisfaction its suitability to your needs.

2355-7 PROSPECT AVE



All information herein is derived from what we consider reliable third party sources and is provided without warranties of any kind, either express or implied. We do not represent that said information is accurate or complete, and it should not be relied upon as such. Offerings are subject to errors, omissions, revisions, price changes, or withdrawal without notice.



RM Friedland LLC, Lala Realty Group LLC, RM Friedland CT, LLC, and/or their respective agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. Conduct a careful and independent examination of the property to determine to your satisfaction its suitability to your needs.

2355-7 PROSPECT AVE

2357 PROSPECT AVENUE, 10458

Bronx (Borough 2)

Block 3102

Lot 39

Zoning District

R7-1

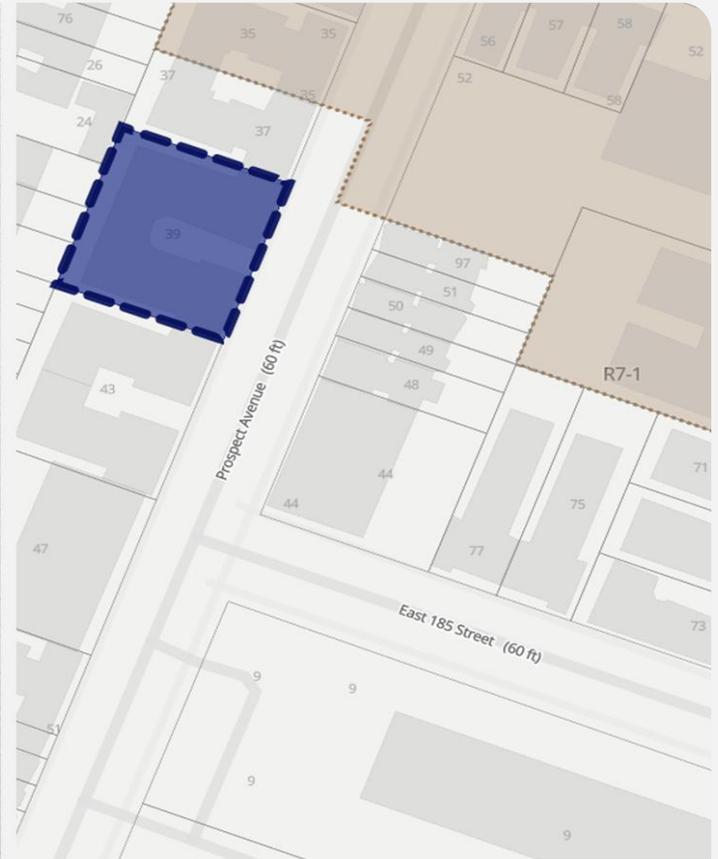
Intersecting Map Layers

FRESH Zone

Appendix I

SOURCE

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



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
teamlalacre.com