

In Contract

LAST ASK
\$3,295,000

10.5%
CAP

4.7
x Rent

\$89
/SF

\$77K
/Unit

A 6-STORY ELEVATOR-SERVICED PRE-WAR MULTIFAMILY BUILDING IN THE BRONX'S KINGSBRIDGE HEIGHTS

2700 Kingsbridge Terrace, The Bronx - Presenting this 43-unit, elevator-serviced apartment building located at 2700 Kingsbridge Terrace in the Bronx's Kingsbridge Heights neighborhood. Constructed in 1930 and spanning approximately 37,000 square feet, the five-story, semi-fireproof brick building sits on a 75 ft x 125 ft parcel within an R6 zoning district.

The property features a stately brick arch entrance framing a steel and glass entry door, leading into a spacious lobby with large-format tile flooring. Common areas retain original tilework, while the steel and marble stairwells provide access throughout. The elevator cab is finished in stainless steel. Heating is supplied by a gas-fired boiler with a dual-fuel capable burner and a 5,000-gallon backup oil tank.

The building's efficient unit mix, consisting of studios, one-bedrooms, and two-bedrooms, supports steady tenant demand in this residential pocket of the northwest Bronx.

Residents benefit from proximity to multiple train stations (serving the 1 and 4 trains as well as the Metro-North) as well as numerous local conveniences along Kingsbridge Road and Broadway. Nearby amenities include grocery stores, pharmacies, dining options, and educational and medical institutions.

\$700,257
Gross Income

\$345,675
Net Operating Income

43
Units

37,000
Total SF

Monthly Apartment Rent:
\$1,389/unit, \$449/room

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

LALA REALTY GROUP

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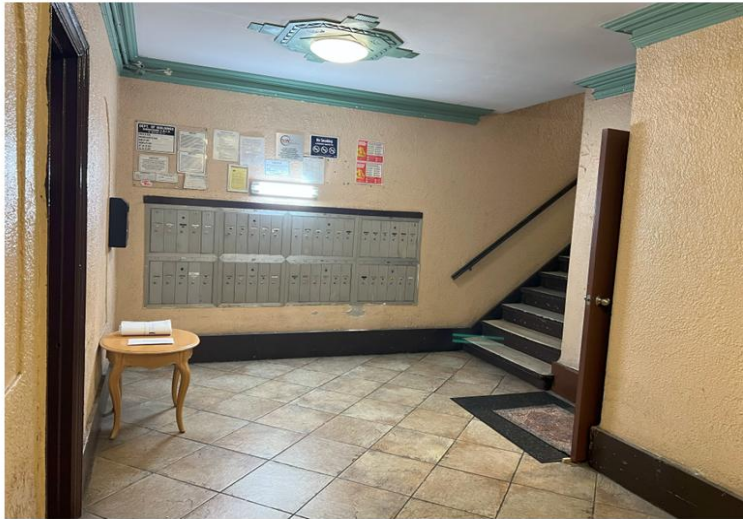


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2700 KINGBRIDGE TERRACE



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2700 KINGBRIDGE TERRACE



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Package

2700 KINGSBRIDGE TERRACE, 10463

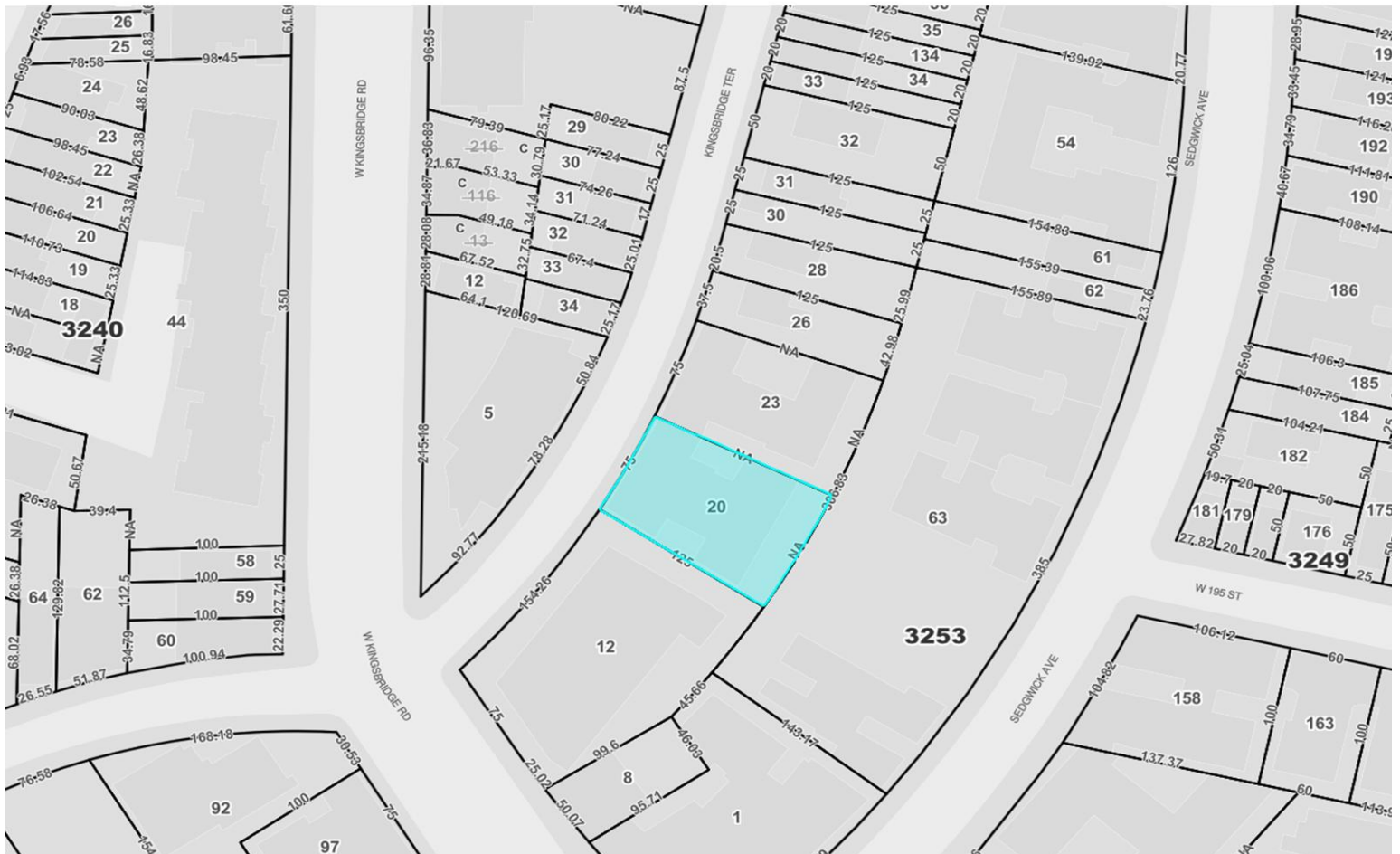
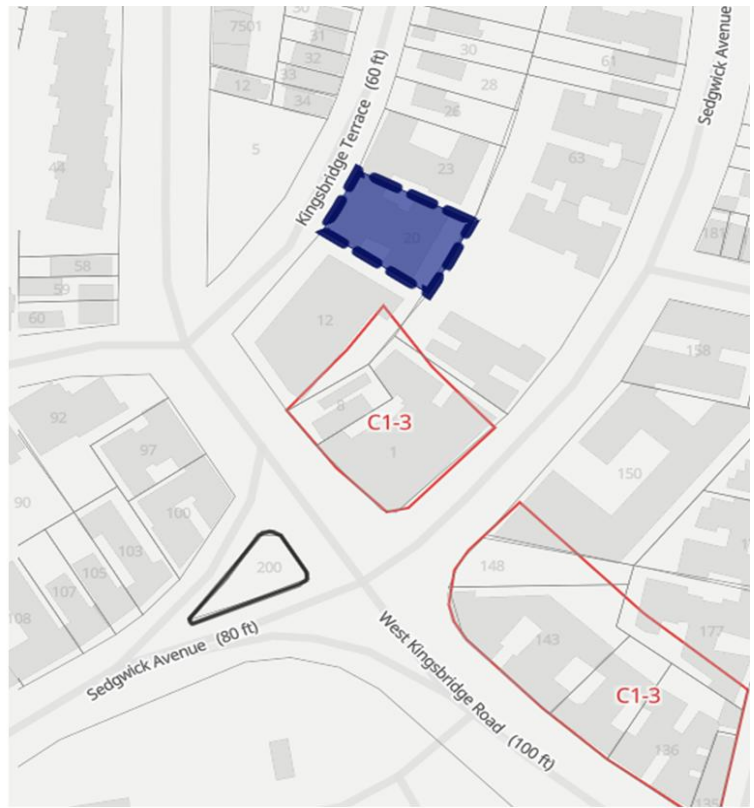
Bronx (Borough 2)
Block 3253 | Lot 20

Zoning District
R6

Intersecting Map Layers
FRESH Zone
Appendix I (Transit)

SOURCE

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



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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**

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