

*In Contract*

**LAST ASK  
\$3,295,000**

|              |               |             |              |
|--------------|---------------|-------------|--------------|
| <b>10.5%</b> | <b>4.7</b>    | <b>\$89</b> | <b>\$77K</b> |
| <b>CAP</b>   | <b>x Rent</b> | <b>/SF</b>  | <b>/Unit</b> |

## 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**

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES



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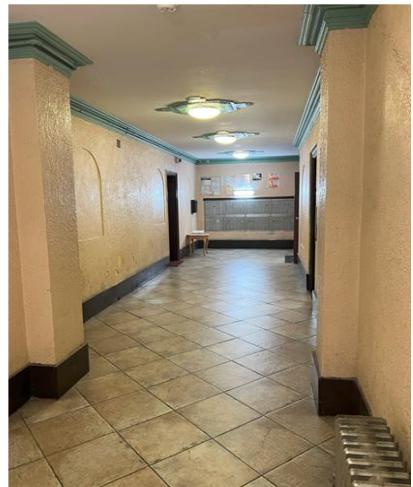
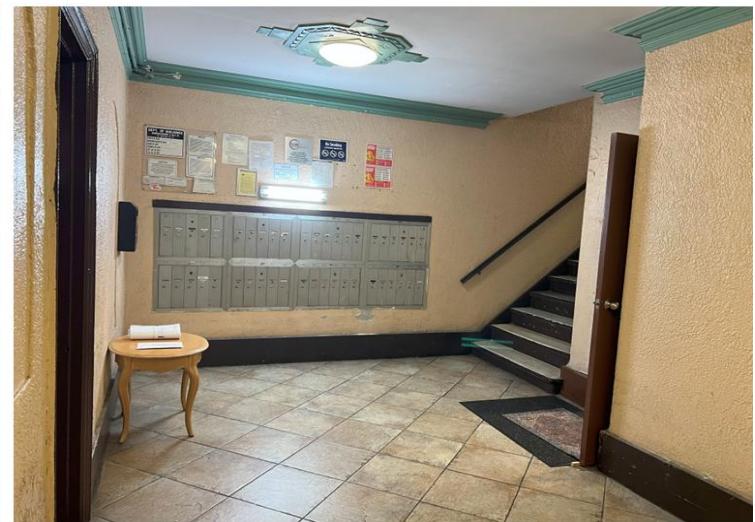


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# 2700 KINGBRIDGE TERRACE



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# Package

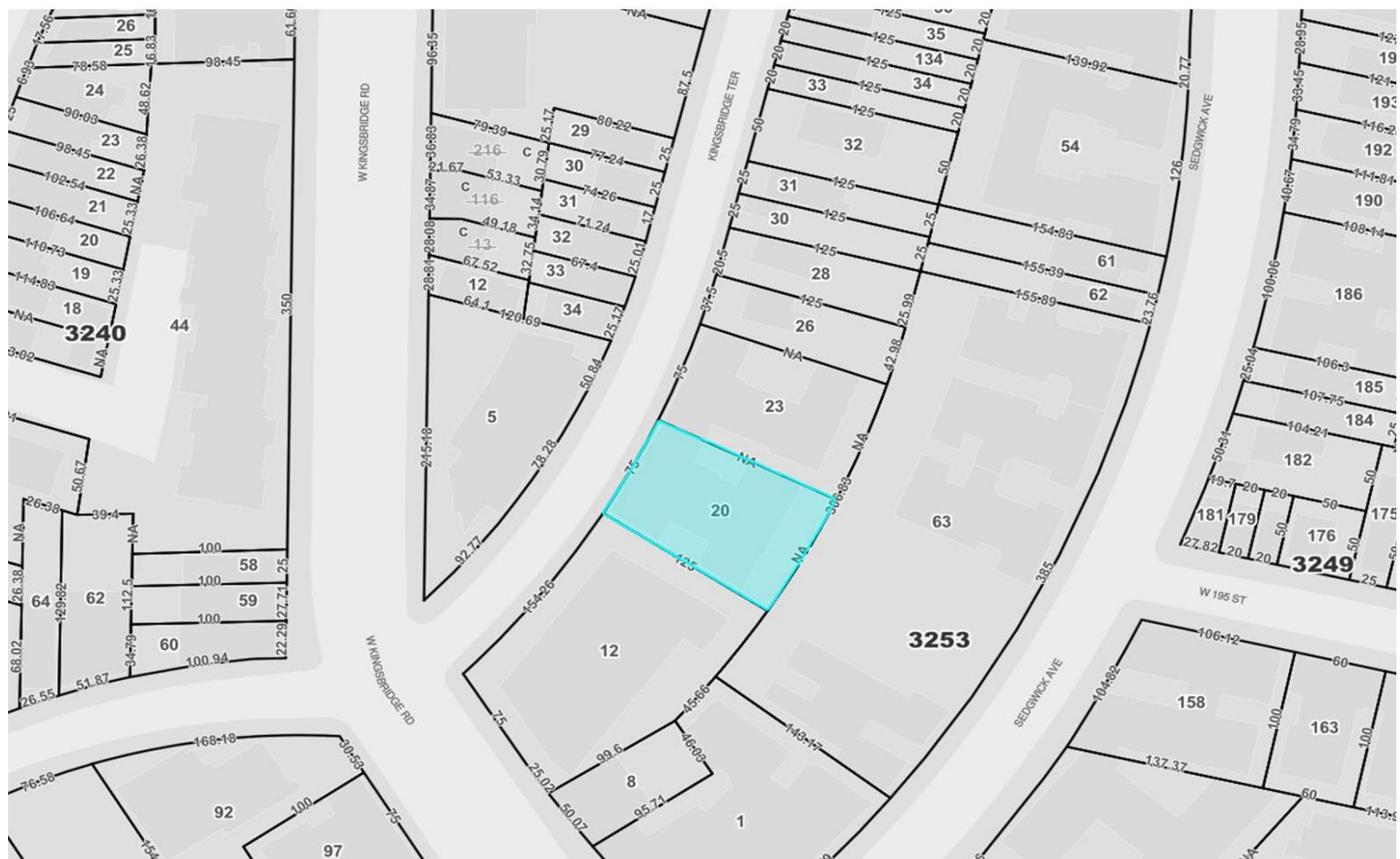
## 2700 KINGSBRIDGE TERRACE, 10463

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  
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**

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