

*Closed*

**SALE PRICE**  
**\$3,200,000**

**12.9%**  
**CAP**

**3.7 x**  
**Rent**

**\$85**  
**/SF**

**\$71K**  
**/Unit**

## **RMF'S TEAM LALA CLOSED OUT THE SALE OF A SIX-STORY ELEVATOR-SERVICED BRONX MULTIFAMILY NEXT TO BRONXCARE HOSPITAL**

**1665 Morris Avenue, The Bronx** - On August 19th 2025, Team Lala of RM Freidland facilitated the closing of this prewar building with 45 residential units and two lower-level commercial spaces rented to the neighboring hospital.

A steel and glass entrance opens to a spacious terrazzo-floored lobby, with the same flooring extending throughout all common areas. Security includes a multi-camera surveillance system and an intercom-controlled front gate. The roof features a silver-coated rubber membrane, and parapet walls were renovated on or about 2023.

All meters are in the basement, with circuit breakers in each unit. Heating comes from a gas boiler with a heat timer and a dual-fuel burner, though the oil tank is inactive.

The property is well-connected to transit, with easy access to the 4, B, and D subway lines and multiple bus routes. Essential retail, grocery stores, pharmacies, and dining options are within walking distance. Claremont Park is just one block away, providing convenient recreational space. BronxCare Hospital is next door, offering strong rental demand from professionally employed tenants and immediate access to healthcare services.

**\$872,649**  
**Gross Income**

**\$412,725**  
**Net Operating Income**

**45**                      **37,716**  
**Units**                      **Total SF**

**Monthly Apartment Rent:**  
**\$1,555/unit, \$460/room**

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



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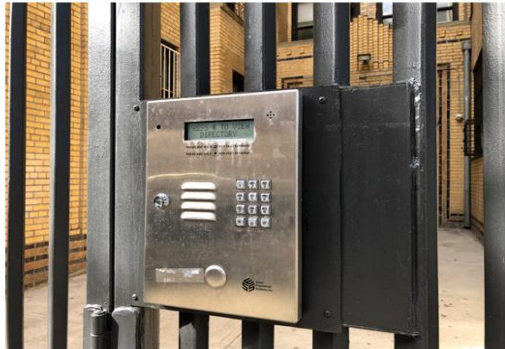
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# 1665 MORRIS AVENUE



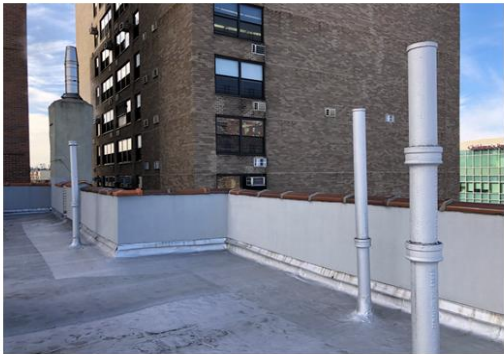
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**LALA**  
REALTY GROUP

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COMMERCIAL REAL ESTATE SERVICES





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