

Closed 11-19-2025

SALE PRICE
\$2,100,000

7.1%
CAP

8.5
x Rent

\$299
/SF

\$300K
/Unit

- ◆ **100% FREE MARKET**
- ◆ **CONDO-QUALITY**
- ◆ **6 APTS + OFFICE**
- ◆ **THROGGS NECK, BX**
- ◆ **WATERFRONT**
- ◆ **MIXED-USE**
- ◆ **GROUND FLOOR LEASED**

1991 BUILT FREE MARKET MIXED-USE WITH STUNNING VIEWS OF THE LONG ISLAND SOUND AND STRONG RENT-GROWTH POTENTIAL

520 Ellsworth Avenue, The Bronx - On November 19th 2025, Team Lala of RM Friedland closed out the sale of this 100% free-market, mixed-use property located in the Throggs Neck section of The Bronx. Built in 1991, this three-story brick and block construction features six residential apartments and a ground-floor community/office that was most recently occupied by The Therapy Spot, a provider of specialized pediatric therapy services.

With rare water views, all four rear-facing apartments feature private balconies overlooking the Long Island Sound. Apartments are well-appointed with quality finishes including sheetrock walls, modern tile work, and attractive flooring throughout. The property is handicap accessible from the front and includes on-site parking for each unit.

Each tenant is separately metered and pays for their own utilities, including heat and hot water. Individual gas-fired boilers and hot water tanks are housed in a shared utility

room on the first floor. Also on this level is a designated storage room with 6' x 8' private spaces assigned to each residential unit. The property is further improved by a \$50K fire alarm system upgrade for the community facility.

The building is serviced by a rubber roof, features circuit breakers throughout, and sits on a 50 ft x 140 ft parcel with approximately 7,025 gross SF of building area. The community/office is separately metered for water use.

The property is situated just off the end of Ellsworth Avenue in an area known for its proximity to waterfront parks and neighborhood conveniences. Nearby services include supermarkets, pharmacies, and local eateries along East Tremont Avenue and Pennyfield Avenue. Public transportation is accessible via multiple MTA bus lines (BxM9 and Bx42). Recreational amenities include the neighboring Bronxia Yacht Club, the Bicentennial Veterans Memorial Park, and Ferry Point Park.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

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520 ELLSWORTH AVENUE



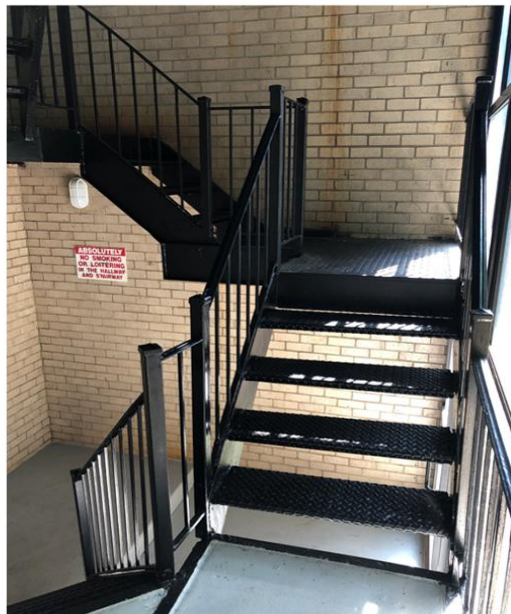
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Jack Lala



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Michelle Lala

**Our Team Of Advisors
Provides **Free** and **Confidential**
Property Evaluations, Equity
Reviews, & Consultations**

Reach Out Anytime
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