

**FOR
SALE**

**BRONX
MIXED-USE**

**LAST ASK
\$2,295,000**

**10.2%
CAP***

**4.8x
Rent***

**\$104
/SF**

**\$82K
/Unit**

***Projected**

NOW IN CONTRACT

1965 BUILT-MIXED USE WITH 21 APARTMENTS, 7 MEDICAL/OFFICE SPACES & ONSITE PARKING IN THE BRONX'S WESTCHESTER VILLAGE

2265 Westchester Avenue, The Bronx - The investment sales team at RM Friedland recently facilitated a fully executed contract on this 1965-built, brick, mixed-use property located on the north side of Westchester Avenue at the intersection of Waterbury Avenue in the Bronx's Westchester Village. The property offers onsite parking and a total of 28 units, including 21 residential apartments and 7 medical/office spaces.

The three-story property with a livable/rentable cellar space sits on a 17,100 square-foot parcel and boasts an attractive steel and glass main entrance and front yard.

The property offers 16 parking spots—11 in the front and 5 in the back—available to tenants for between \$150 and \$200 per month. The common areas are well-maintained, featuring a steel and marble staircase, an intercom system, and cameras throughout for enhanced security.

The building is equipped with a 1991 boiler and a 1,500-gallon oil tank (No. 2 oil) situated in a separate room on saddles. The roof features a silver-coated rubber membrane. Additional features include electric meters in the basement and no gas meters, as all units are electric.

22,098 SF Above Grade	28
+3,725 Basement Office SF	Total Units
\$482,172 Projected Gross Income	21 Residential Apartments
\$233,552 Projected Net Operating Income	7 Medical or Office Units
Residential Rents: \$1,437/month /unit, \$450 /month /room	

Apartments feature circuit breakers with 60-amp sub-panels, baseboard heating, and a master sensor/heat timer. The nine office spaces are vacant, with the eight located in the basement level in need of water intrusion remediation and a complete remodel.

This property is an excellent investment opportunity in a growing area, with strong demand for both residential and office spaces, as well as great shopping, dining, and transportation options for tenants.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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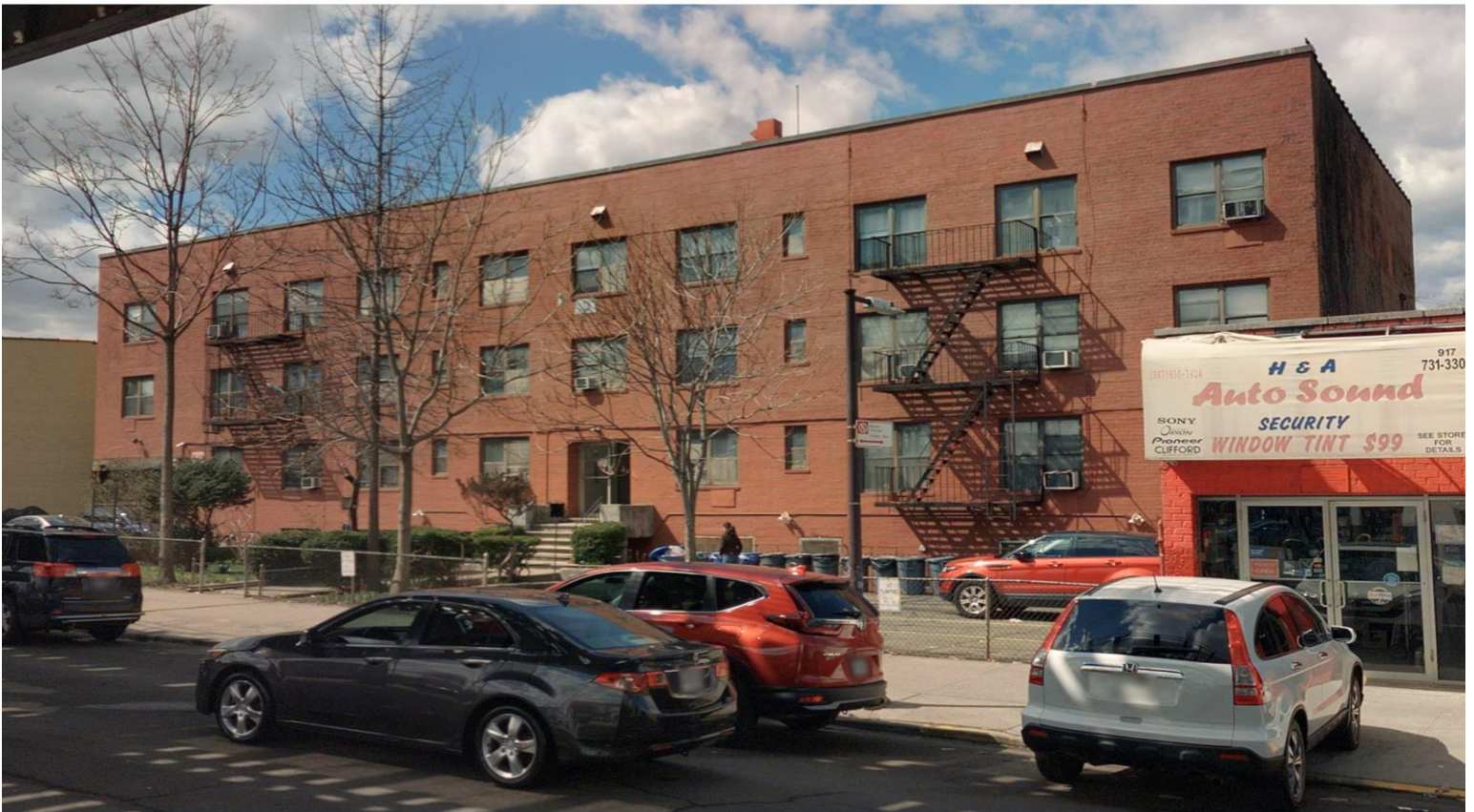
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2265 Westchester Avenue

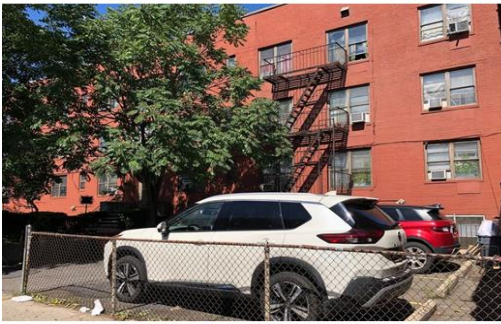


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LALA
REALTY GROUP

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

2265 Westchester Avenue



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2265 Westchester Avenue

2265 WESTCHESTER AVENUE, 10462

Bronx (Borough 2)
Block 3964 | Lot 45

Zoning District
R6 C2-4

Intersecting Map Layers
FRESH Zone
Lower Density Growth MGMT Zone

SOURCE

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



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