



COMMERCIAL REAL ESTATE

2918 BRUCKNER BLVD. BRONX, NY 10465
MIXED USE PROPERTY FOR SALE

ASKING PRICE: \$1,580,000



PROPERTY DESCRIPTION

The subject property is comprised of two apartments on second and third floor along with a bar/restaurant on the ground floor plus basement. Complete with upgrades to the bar/restaurant infrastructure Bar/restaurant tenant pays portion of property tax. The property is free market, non-stabilized.

Anthony Flaccomio
Commercial Real Estate Advisor
Direct Line: 646.253.0930
Cell: 323.356.1770
aflaccomio@ergcre.com



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PROPERTY HIGHLIGHTS

- ALL APARTMENTS ARE FREE MARKET RENT
- Mixed use building consisting of (2) three bedroom apartments- each approx. 1500 SF and bar/restaurant on ground floor
- Three story building plus basement
- Bar/restaurant tenant pays portion of property tax

Recent property upgrades are as follows:

- New electrical service
- New gas service
- New hot water heaters
- New roof

PROPERTY INFORMATION

Location:	Bronx	Neighborhood:	Throggs Neck
Block-Lot:	05419-0122	Zoning:	R4
Lot Dim.:	25' x 100'	Lot SF:	2614
Bldg. Dim:		Bldg SF:	4576
Year Built:	1925	Stories:	3

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UNIT	STATUS	TYPE	CURRENT RENT/MONTH	CURRENT RENT/ YEAR	LEASE DETAIL
Bar/Restaurant	Occupied	Ground Floor	\$5095	\$61,140	Yearly rent increases Pays 1/3 of property tax Pays own water usage **Personal guarantee of lease
Apt. 1	Occupied	3 BD	\$3400	\$40,800	Tenant pays \$332 Sec. 8 pays \$3068
Apt. 2	Occupied	3 BD	\$3100	\$37,200	Tenant pays \$248 Sec. 8 pays \$2852
Laundry			\$150	\$1800	

GROSS YEARLY RENTAL INCOME: \$140,928

EXPENSES (2023)

Real Estate Taxes	*\$3,472
Water/Sewer	**\$4,212
Insurance	\$8,587
Gas/Electric	\$5,015
Maintenance	\$500
TOTAL EXPENSES:	\$21,786

*Restaurant tenant pays 33% of property tax

**Restaurant pays for own water usage approx. \$1260

NET OPERATING INCOME:\$119,142



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INTERIOR AND EXTERIOR



ASKING PRICE: \$1,580,000

7.5% Cap Rate