



932 Southern Blvd, Bronx, NY 10459

NEW DEVELOPMENT – 30,000 SF COMMERCIAL ELEVATOR BUILDING



ASKING PRICE

\$18,500,000

ONE Commercial Realty Services
303 Fifth Avenue, New York, N.Y. 10016
www.one-crs.com

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BUILDING FEATURES	
LOCATION	On the East side of Southern Blvd between Barretto street & Hunts Point Avenue.
BLOCK/LOT	2735/14
LOT DIMENSIONS	75' x 100' (Approx.)
LOT AREA	7,500 (Approx.)
STORIES	3
BUILDING SIZE	75' x 96' (Approx.)
GROSS SQUARE FOOTAGE	30,000 (Approx.)
UNITS	4
ZONING	R7-1/C2-4
FAR	2.89
MAX. ALLOWABLE FAR	3.44
ASSESMENT (16/17)	\$1,079,106
TAXES (16/17)	\$114,105
NOI (PROJECTED)	\$960,895

PROPERTY FEATURES

ONE Commercial Realty Services has been retained on an exclusive basis for the sale of 932 Southern Blvd, a three (3) story, commercial elevator building. The property is located on the East side of Southern Boulevard between Barretto Street and Hunts Point Avenue, with easy access to Bruckner Expressway, Cross Bronx Expressway and Major Deegan Expressway. The building has a high street and highway visibility and is seen by the passengers of over 200,000 passing vehicles daily. Two spaces in the building are leased at competitive rates with healthy periodical rent increases and ownership is in a process of negotiation with two more potential tenants. Retail tenants in the vicinity includes McDonald's, T-Mobile, Metro PCS, Sprint, Dr.Jay's, Burger King, Jimmy Jazz, Rite Aid, The Children's Place, Chase, McDonald's and many more. Nearby parks include Monsignor Del Valle Square, Hoe Garden and Dermod McDermott Memorial Park. The property is a three minute walk away from Hunts Point Avenue stop of Lexington Avenue Local 6 train.

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RENT ROLL AND EXPENSES

TENANT	SF	TAXES	LEASE EXPIRATION
Blink Fitness	16,000	50%	1/31/2032
Char House BBQ	9,000	30%	1/31/2032
Vacant	2,400	10%	N/A
Vacant	2,000	10%	N/A

TOTAL PROJECTED MONTHLY REVENUE

\$90,916

TOTAL PROJECTED ANNUAL REVENUE

\$1,091,000

EXPENSES

R. E. Taxes (16/17)	\$114,105
Insurance (Approx.)	\$16,000
Total Annual Expenses:	\$130,105
Projected Gross Annual Revenue:	\$1,091,000
Less Annual Expenses:	\$130,105
Projected Net Operating Income:	\$960,895

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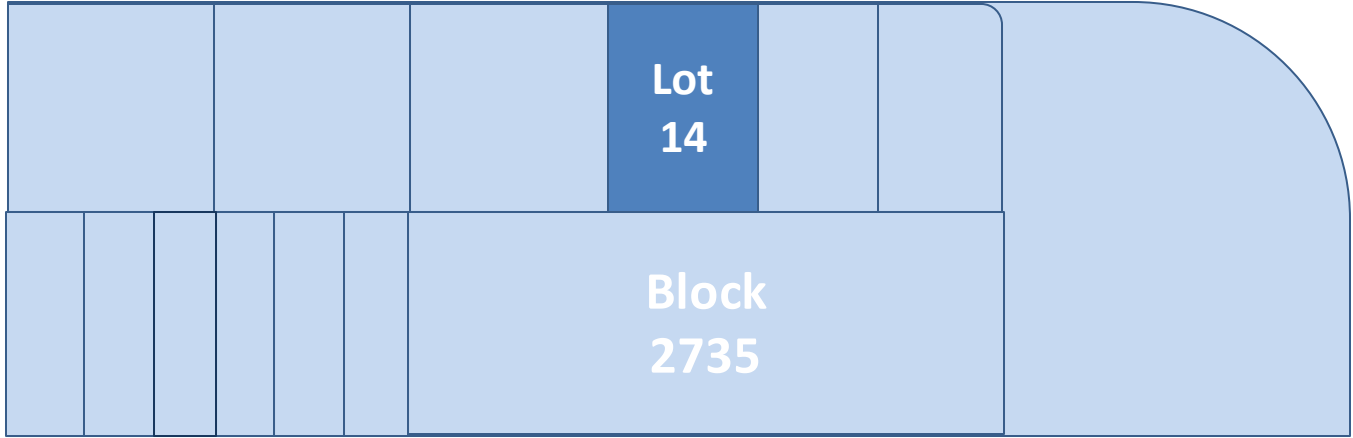
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TAX MAP | RETAIL MAP

Southern Blvd

Barretto St



Hunts Point Ave

Bruckner Blvd

932 Southern Blvd



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