

301 WALTON AVENUE

FOR SALE
27,425 SQ. FT. MOTT HAVEN
COMMERCIAL LOFT BUILDING W/ PARKING



Concourse Realty Partners has been retained on an exclusive basis to arrange for the sale of a four-story, 27,425 square foot loft building at 301 Walton Avenue in the Mott Haven section of the Bronx.

The block-through property fronts on Walton Avenue, East 140th Street and Gerard Avenue. 301 Walton Avenue's corner location offers highway exposure to the Major Deegan Expressway. This income producing building features floor-through units with good natural light and air and the adjacent 5,000 square foot (approx.) parking lot. Curb-cuts, loading dock, large freight elevator make this building ideal for a large number of commercial tenants.

Rezoned to MX-13 (R6/M1-4) 301 Walton Avenue offers an investor the opportunity to purchase a loft building in one of New York City's most talked about neighborhoods.

LOCATION MAP



PROPERTY FEATURES

Block / Lot	2344 / 75
Lot Dimension	86.72' x 174.89' <i>Irregular</i>
Lot Size	13,044 <i>Sq. Ft. (Approx.)</i>
Building Size	27,425 <i>Sq. Ft. (Approx.)</i>
Zoning	M1-4 / R6A
FAR	2.7
FAR Inclusionary	3.6
Assessment	\$ 830,250
Taxes	\$ 88,787

\$8,000,000
ASKING PRICE

13,044
LOT SQUARE FOOTAGE

27,426
BUILDING SIZE

**Concourse
Realty**

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For more information please contact exclusive agents at (212) 207-2400 | 2 Park Avenue, 20th Floor | New York, NY 10016 | www.concoursealtypartners.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, Concourse Realty Partners LLC makes no representation as to the condition of the property (or properties) in question.

301 Walton Avenue					
Bronx, NY 10451					
Unit				Monthly	Annual
Basement 1				\$2,000	\$24,000
Basement 2				Projected \$2,000	\$24,000
Office 2nd Floor				Projected \$1,900	\$22,800
1st Floor (Store)				\$2,750	\$33,000
1st Floor				\$6,700	\$80,400
2nd Floor				\$5,750	\$69,000
3rd Floor				\$7,589	\$91,068
4th Floor				\$6,000	\$72,000
Cell Tower (Roof)				\$4,103	\$49,236
Gross Annual Income				\$38,792	\$465,504
Real Estate Tax Reimbursement					\$8,000
Effective Gross Income					\$473,504
Expenses		Metrics			
Real Estate Taxes		Actual			\$88,787
Insurance		Projected @ \$0.50 / SF			\$3,063
Total Expenses					\$91,850
Effective Gross Annual Income					\$473,504
Less Expenses					\$91,850
Net Operating Income					\$381,655

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