

BROWN HARRIS STEVENS

Established 1873

FOR SALE

Free Market – 8 Unit Apartment Building
4459 Richardson Ave, Bronx, N.Y. 10467



For Further Information and Inspection:

DAVID SARGOY

Director Comm'l RE Division
516.203.8134
dsargoy@bhsusa.com

MICHAEL BARUCH

Lic. Associate Broker
516.203.8150
mbaruch@bhsusa.com

Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue, Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

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BUILDING INFORMATION

4459 Richardson Ave, Bronx, N.Y. 10467

Block: 05068 **Lot:** 40

Lot Size:

5,000 square feet

Lot Dimensions:

50' x 100'

Description:

6 – 2 Bedroom

2 – 3 Bedroom

4 – Parking Spots

Zoning:

R5

Building Size:

6,450 square feet – 2 stories

Comments:

All leases are 1 Year or Month-to-Month.

Rents can be raised.

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RENT ROLL

4459 Richardson Ave, Bronx, N.Y. 10467

As of 08/31/2023

4459 Richardson Ave LLC

UNIT	UNIT TYPE	TYPE	LEASE PERIOD	RENT
1A	3 BR	MRKT	11/01/22 - 10/31/23	\$2,200.00
1B	2 BR	MRKT	05/01/20 - 04/30/21	\$1,800.00
1C	2 BR	MRKT	02/15/21 - 02/14/23	\$1,772.00
2A	2 BR	MRKT	11/15/21 - 10/31/22	\$1,850.00
2B	2 BR	MRKT	04/01/22 - 03/21/24	\$1,875.00
2C	2 BR	MRKT	06/01/22 - 05/31/23	\$1,931.67
2D	2 BR	MRKT	05/01/23 - 04/30/24	\$1,751.00
BSMT	3 BR	MRKT	11/01/21 - 10/31/22	\$2,200.00
Parking 1	Parking	MRKT	03/15/23 - 03/14/24	\$200.00
Parking 2	Parking	MRKT	11/15/21 - 10/31/22	\$200.00
Parking 3	Parking	MRKT	04/30/23 - 04/30/24	\$200.00
Parking 4	Parking	MRKT	04/30/23 - 04/30/24	\$200.00
# of Units:	12		Total:	\$16,179.67

Annual Rent: \$194,156.04

Annual Expenses:

Taxes: \$23,201.80 ('23-'24)

Water: \$3,655

ConEd: \$5,335

Total Annual Expenses: \$32,191.80

All Apts have their own gas and electric meters.

NOI: \$161,964.24

Asking Price: Upon Request

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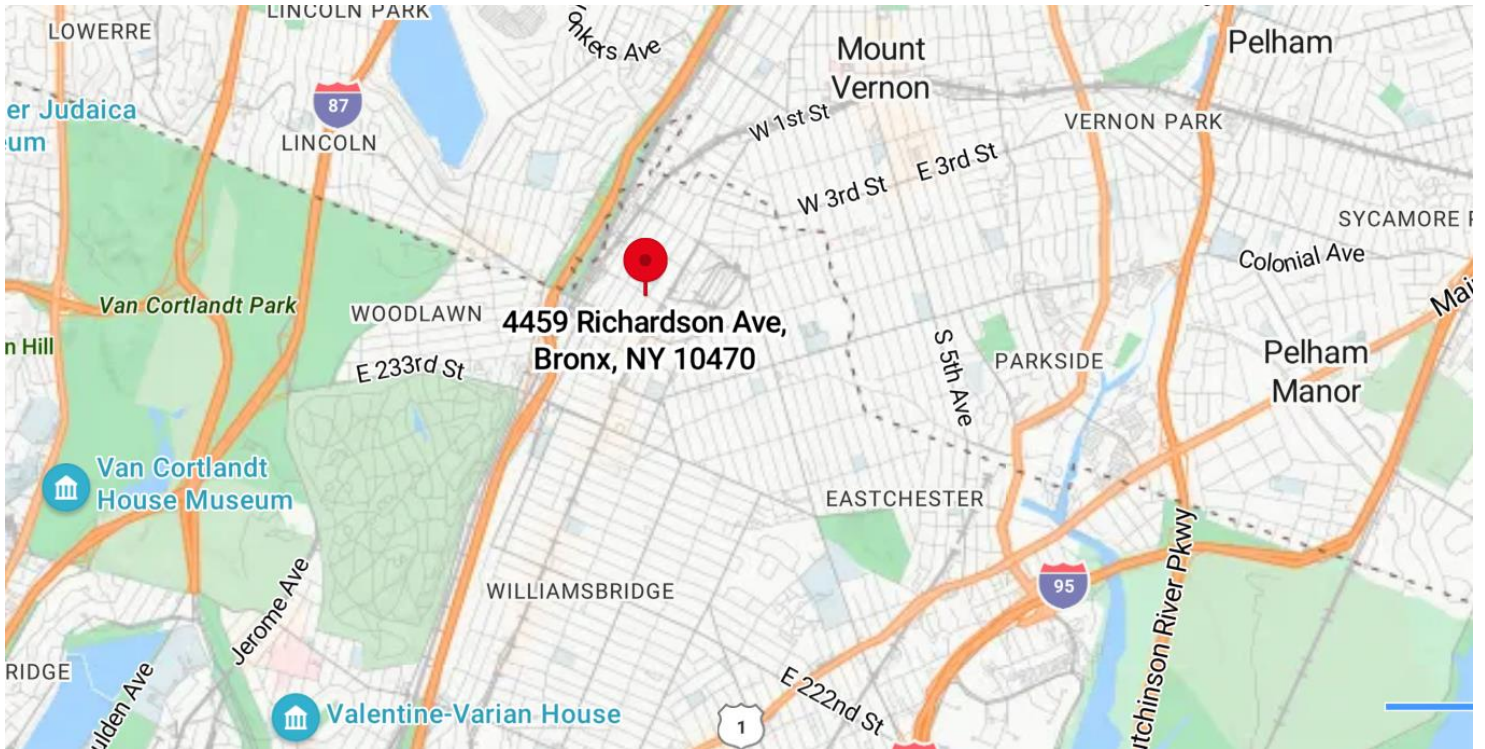
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MAP LOCATION

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