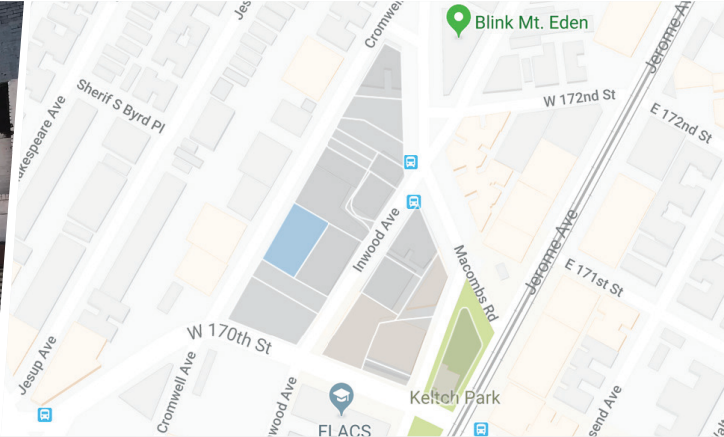


1414-1424 CROMWELL AVENUE, BRONX, NY 10452  
26,787 SF COMMERCIAL BUILDING | FOR SALE



26,787  
Gross SF

\$168  
\$/SF

C8-3  
Zoning

MOUNT EDEN  
Location

Ariel Property Advisors is pleased to present 1414-1424 Cromwell Avenue, a commercial building located on the East side of Cromwell Avenue, just off the corner of West 170th Street in the Mount Eden section of the Bronx.

1414-1424 Cromwell Avenue is just outside of the recently rezoned Jerome Avenue district, an area where many investors have shown significant interest as development and opportunity will only evolve in the future. The 26,787 SF building is currently leased out to a parking lot operator till 2025 but has favorable lease terms which allows ownership to terminate the lease upon a sale of the property which provides a perfect opportunity for an owner-user. With 150' of frontage on Cromwell Avenue and ceiling heights ranging from 14'-16', the property provides investors with a great street presence in the neighborhood. In addition, the current rent is significantly below market which provides a tremendous value add opportunity for any investor.

The property is within a mile of the recently renovated Highbridge Park, Bronx Lebanon Hospital, Yankee Stadium, as well as the West Bronx Recreation Center. Immediate access to Manhattan and the other boroughs is provided by the 4/B/D trains, which are located around the corner. Offering scale and a great location in a rapidly appreciating neighborhood, 1414-1424 Cromwell Avenue represents an outstanding opportunity in a rapidly up and coming Bronx neighborhood.

#### PROPERTY INFORMATION

Block / Lot	2857 / 8	
Lot Dimensions	150' x 91.29'	
Lot Area	13,394	Sq. Ft.
Zoning	C8-3	
FAR	2.0	
Stories	2	
Buildable Area (Approx.)	26,788	Sq. Ft.
Existing Footage (Approx.)	26,787	Sq. Ft.
Assessment (17/18)	\$452,597	
Real Estate Taxes (17/18)	\$47,597	

ASKING PRICE: \$4,500,000

FOR MORE INFORMATION PLEASE CONTACT OUR EXCLUSIVE SALES AGENTS AT 212.544.9500 / [arielpa.nyc](http://arielpa.nyc)

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FOR FINANCING INFO

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. June 4, 2018 8:19 PM

1414-1424 CROMWELL AVENUE, BRONX, NY 10452  
26,787 SF COMMERCIAL BUILDING | FOR SALE



### CURRENT ROLL

Scheduled Gross Income:	\$180,000	
Less Expenses:	(\$57,597)	32% of SGI
Net Operating Income:	\$122,403	

### SCHEDULED INCOME

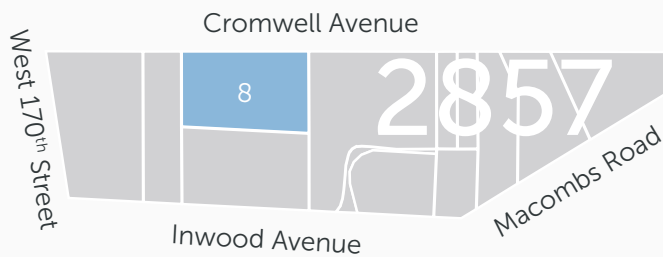
TENANT	MONTHLY INCOME	LEASE EXPIRATION
Parking Operator	\$15,000	2025
TOTAL MONTHLY INCOME	\$15,000	
TOTAL ANNUAL INCOME	\$180,000	

### EXPENSES: (ESTIMATED)

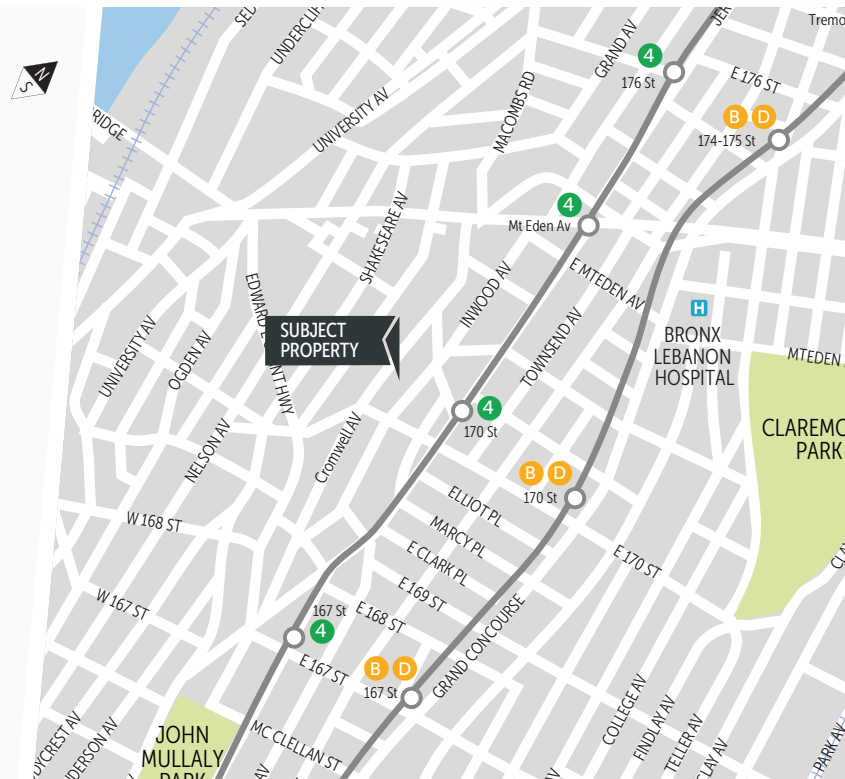
Real Estate Taxes (17/18)	\$47,597
Tax Reimbursements	(\$3,000)
Insurance	\$13,000
GROSS OPERATING EXPENSES	\$57,597

### 3D MAP / TAX MAP

The subject property is located on the east side of Cromwell Avenue between West 170<sup>th</sup> Street and Macombs Road



### LOCATION MAP



ASKING PRICE: \$4,500,000

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