

FOR SALE

724-728 East 187th Street, Bronx, NY 10458

40 Unit Corner Mixed-Use Building Package in Little Italy Belmont

Ariela
GREA Partner



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- Located on the Southeast corner of 187th Street & Crotona Avenue
- Unit breakdown is comprised of one (1) studio apartment, twenty-one (21) 1-bedroom apartments, eight (8) 2-bedroom apartments, five (5) 3-bedroom apartments, and five (5) commercial units
- Within a short walk to prime Little Italy Belmont, St. Barnabas Hospital, Fordham University, & E Fordham Road Commercial District
- Few blocks from the famous Arthur Avenue, offering immediate access to popular eateries in the heart of The Bronx's Little Italy
- Major retailers in the area include national brands Best Buy, Dollar Tree, Starbucks, and Chipotle
- The building's close proximity to Fordham University makes it a natural destination for the area's many students seeking quality housing options
- Midtown Manhattan & Westchester County can be reached within a 30 minute train ride from the Fordham Metro North Station



Asking Price: \$3,750,000 | \$134 / \$/SF | \$93,750 / \$/Unit | 7.56% / Cap Rate | 5.58 / GRM

Exclusively Represented By
212.544.9500 | arielpa.nyc

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For Financing
Information: **Matthew Swerdlow x56**
mswerdlow@arielpa.com

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. September 15, 2025 5:26 pm

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Property Information

Block / Lot	3102 / 29
Lot Dimensions	100' x 70'
Lot Sq. Ft.	7,000
Building Dimensions	98' x 63'
Stories	5
Residential Units	35
Commercial Units	5
Total Units	40
Building Sq. Ft.	28,000
Zoning	R7-1
FAR	4.00
Buildable Sq. Ft.	28,000
Air Rights Sq. Ft.	0
Tax Class	2
Assessment (25/26)	\$825,300
Real Estate Taxes (25/26)	\$103,163

*All square footage/buildable area calculations are approximate

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For More Information Contact Our Exclusive
Sales Agents at **212.544.9500** | arielpa.nyc

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