

Unique investment opportunity...

Recently completed apartment building, ground-up construction. Situated in the Highbridge section South Bronx, NY. Construction completed ahead of several development projects underway in this changing neighborhood. Property consists of 21 units, (7 affordable), state of art construction, no gas, (DOB Energy Approved). High tech amenities. Possible roof deck for penthouse apartments. Property tax set at pre-demo rate for 25 years. Close to Subway and local parks.



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FOR SALE - $11.85M *(PRICE REDUCED)* NEW CONSTRUCTION 21 UNIT BUILDING



- **21 X ONE BED UNITS - 500 SF**
- **HIGH END APPLIANCES**
- **BUILDING CENTRAL AIR/HEAT - APT CONTROLLED**
- **TENANTS PAY ALL UTILITIES,**
- **BASEMENT STORAGE**
- **5 X PARKING SPACES**
- **ELEVATOR**
- **COMMUNITY ROOM**



21 x ONE BEDROOM APARTMENTS 500 SQ FT EACH



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HIGH END APPLIANCES - STATE OF THE ART CONSTRUCTION



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The Ogden Avenue area of the Bronx, New York, has been experiencing a notable increase in residential investment and new construction projects from the perspective of a commercial realtor. Here are some key summary facts about this area's real estate development:

Location: Ogden Avenue is located in the Highbridge neighborhood of the Bronx, known for its proximity to the Harlem River and access to Manhattan.

Residential Transformation: In recent years, Ogden Avenue has witnessed a significant transformation from an industrial and commercial hub into a sought-after residential neighborhood. This shift is due to its relative affordability compared to Manhattan.

New Construction: Numerous new construction projects have been initiated by developers in the Ogden Avenue area. These projects often involve the creation of mid-rise apartment buildings, condominiums, and townhouses.

Mixed-Use Development: Commercial realtors have been keen to invest in mixed-use developments in the area. This includes properties that combine residential units with ground-floor retail spaces, attracting businesses to serve the growing community.

Rental Market: The residential investments in Ogden Avenue have been particularly attractive to renters, offering a variety of housing options. This has led to a diverse tenant pool, including young professionals and families.

Amenities and Infrastructure: New constructions often come with modern amenities such as gyms, community spaces, and enhanced infrastructure like improved public transportation options and parks. These improvements contribute to the area's appeal.

Investor Interest: The Bronx's Ogden Avenue area has caught the attention of investors due to its potential for substantial returns on investment, as property values continue to rise.

Market Demand: There is a growing demand for both rental and for-sale residential properties in the Ogden Avenue area, making it a lucrative market for commercial realtors to explore.

Urban Revitalization: The ongoing development in the neighborhood is contributing to the overall revitalization of the Bronx, leading to improved quality of life and safety, which further boosts its appeal to investors.

Future Prospects: Given the ongoing investment and development, the Ogden Avenue area is expected to continue to evolve, making it an attractive prospect for commercial realtors looking for long-term opportunities.

In summary, the Ogden Avenue area in the Bronx, New York, is experiencing a surge in residential investments and new construction projects. Commercial realtors view this as a growing and profitable market, driven by its transformation into a desirable residential neighborhood and its potential for high returns on investment. The area's future prospects look promising as development and urban revitalization efforts continue.