

1700 Zerega Ave, Bronx, NY 10462

FOR SALE: Mixed-Use Commercial Building

**Brown
Harris
Stevens** **Bold
Honest
Smart**



**For Further
Information Contact
Exclusive Broker:**

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PROPERTY DETAILS

Property Type: Mixed-use commercial building

Built: 1923

ZONING: R6

Lot Size: 19.5 ft x 69.75 ft

Building Size: 3,512 SF

Description:

- One retail storefront (Deli)
- Two 3-bedroom, 2-bathroom apartments
- Two parking spots

Purchase Price: Upon Request

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.

INCOME DETAILS

Retail Tenant (1st Floor)

- Monthly Rent: \$3,167
- Lease Expiration: December 31, 2027 (10-year lease)
- Additional Responsibilities:
 - Pays one-third of annual property taxes (\$5,427)
 - Covers water usage for all tenants (\$500–\$600 per quarter)
 - Shovels snow and maintains walkways
 - Acts informally as the building superintendent

2nd Floor Apartment (Section 8 Tenant)

- Monthly Rent: \$3,740
- Tenant Contribution: \$150 monthly
- Lease Expiration: June 30, 2026
- Tenant Pays: Gas and electric (separately metered)
- Includes individual HVAC system

3rd Floor Apartment (Voucher Tenant)

- Monthly Rent: \$3,740
- Tenant Pays: Gas and electric (separately metered)
- Includes individual HVAC system

Parking

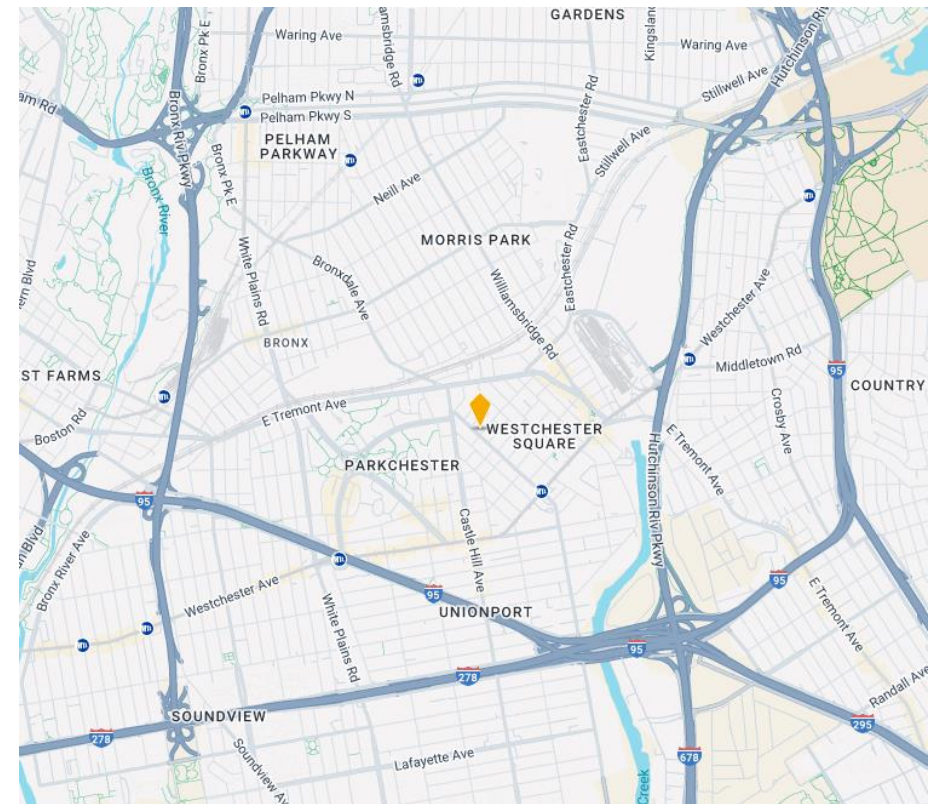
- 2 Spaces at \$400 per month

ADDITIONAL NOTES

- All rents are subject to an annual 3% increase.
- Excellent maintenance, modern HVAC systems in apartments
- Seller financing possible

EXPENSES

Property Taxes	\$5,427	Before Retail Tenant pays one third
	\$3,618	After Retail Tenant pays one third
Insurance	\$1,200	Annual Premium
Water	\$0	Paid by Retail Tenant
Electric & Gas	\$0	Paid by Tenants
Maintenance	\$2,000	Estimated upkeep
Total Expenses	\$6,818	



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RENT ROLL

	Monthly Rent	Annual Rent	Lease Expiration	Notes
Retail Tenant (Deli)	\$3,167	\$38,004	Dec. 31 st , 2027	Pays 1/3 of taxes, water, snow removal, acts as super
Apt #2 (Section 8)	\$3,740	\$44,880	June 30 th 2026	tenant pays gas/electric
Apt #3 (Voucher)	\$3,740	\$44,880	Will Vacate by 4/1	tenant pays gas/electric
Parking (2 spots)	\$800	\$9,600	Month-to-Month	\$400 per spot
Total Gross Income	\$11,447	\$137,364		

Net Operating Income

Total Gross Income	\$137,364
Total Expenses	\$6,818
NOI	\$130,546

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