



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Sale



# One Story Multi-Tenant Retail Building

10,200 SF • 3 Units

320 East 204th Street • Bronx • NY

Offered at **\$6,000,000**

**Shlomi Bagdadi**  
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## Location Overview

Located in the Norwood neighborhood of the Bronx between Hull Ave & Perry Ave near the Norwood - 205th St subway station.

Nearest Transit: D train at Norwood - 205th St and the BX34, BX28, BX38, & BX16 bus lines.

Nearby tenants include Dunkin', McDonald's, Foodtown, Crunch Fitness, Capital One Bank, Subway, Chase Bank, Family Dollar, Domino's Pizza, Popeyes, Metro by T-Mobile, Texas Chicken & Burgers, and more!

## Main Highlights

- ▶ One story building
- ▶ 3 fully occupied commercial units
- ▶ Ground floor retail + cellar
- ▶ Desired neighborhood with a busy traffic corridor



**10,200 SF**

Total Building Size



**5,150 SF**

Lot Size



**3**

Number of Units



**6.10%**

Cap Rate

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## Income Statement Summary

## Current Rent Roll Breakdown

Unit #	Sq Ft	Lease Term		Actual Base Rent		
		From Date	To Date	Per Mo.	Per Yr.	Per SF
Ridgewood Savings Bank	2,561	11/20/2020	07/24/30	\$13,445	\$161,340	\$63
LevelUP Urgent Care	2,534	04/01/2021	03/31/2026	\$16,667	\$200,004	\$79
Talukta Corp	5,000	01/01/2024	12/31/2029	\$7,000	\$84,000	\$17
<b>Totals</b>	<b>10,095</b>			<b>\$37,112</b>	<b>\$445,344</b>	<b>\$44</b>

## Actual Revenues:

Actual Base Rent	\$445,344.00
<b>Total Revenue</b>	<b>\$445,344.00</b>

## Operating Expenses

Insurance	\$6,300.00
Electrics	\$5,000.00
Real Estate Taxes	\$50,000.00
Management	\$6,000.00
Repairs & Maintenance	\$5,000.00
<b>Total Expenses</b>	<b>\$72,300.00</b>



## Purchase Price

**\$6,000,000**

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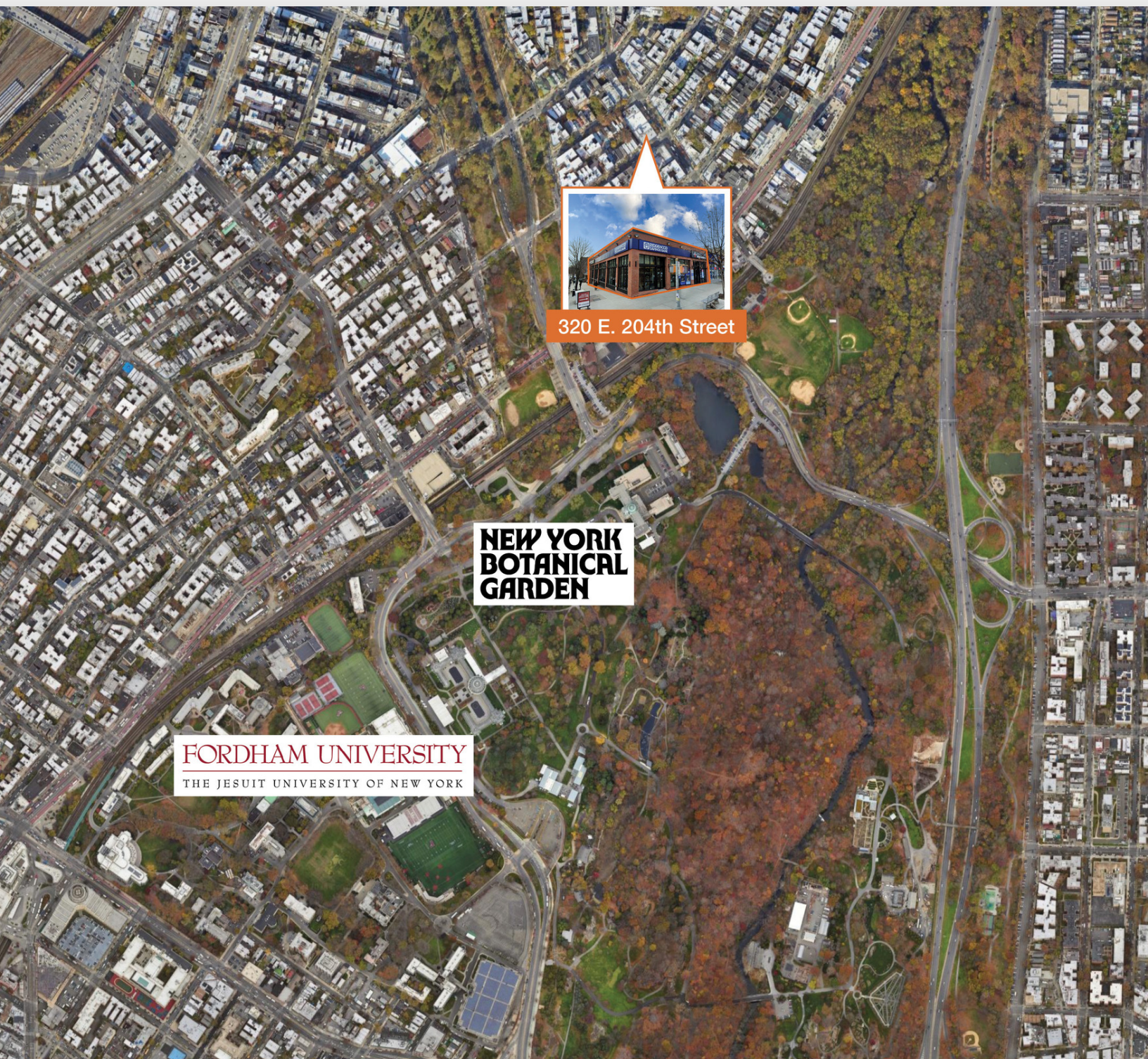




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# Location Map

320 East 204th Street, Bronx, NY 10467



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# Retailer Map

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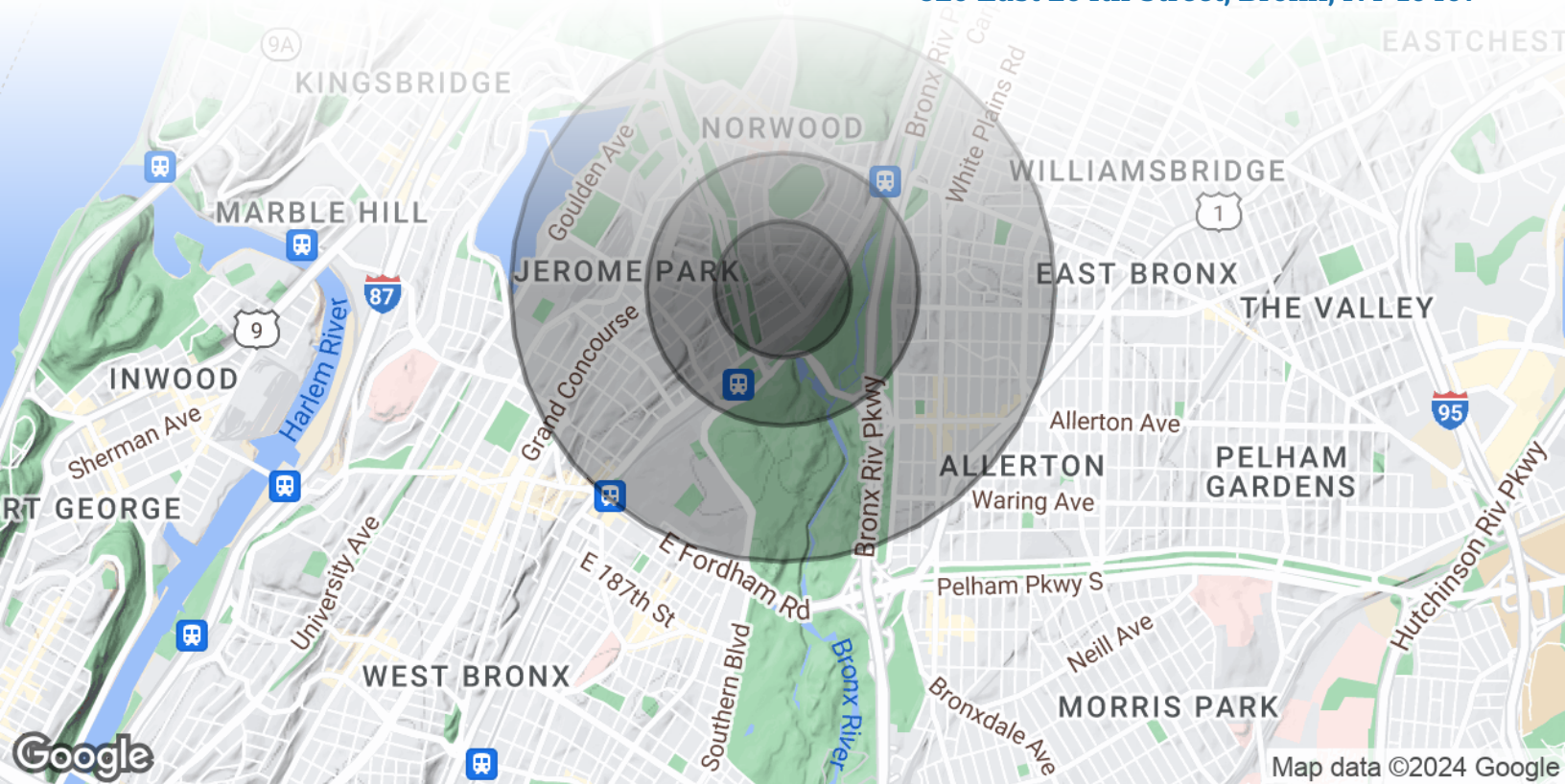




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# Area Demographics

320 East 204th Street, Bronx, NY 10467



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	12,393	42,441	145,337
Average Age	33.6	33.7	34.4
Average Age (Male)	33.5	33.1	33.2
Average Age (Female)	35.0	34.2	35.0



**145,337**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	4,790	16,884	55,310
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$52,225	\$53,339	\$52,172
Average House Value	\$491	\$51,174	\$111,515



**\$52,172**

Avg Household Income

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