1780 Walton Ave Bronx, NY 10453 Near Jerome Ave & Grand Concourse

\$1,195,000 Asking Price





Clean, quiet and well maintained

Well maintained, quiet and clean 9 unit stabilized building with large and spacious 1 and 2 bedroom apartments. Many property improvements plus several units gut renovated and building's systems in excellent condition. Deep lot (25×111) with approx. 16,000 sq ft total buildable on R-8 zoning. Long time current ownership with first time sale in decades and a quality building for any Landlord portfolio.

BLOCK: 2826 LOT: 15

Address: 1780 Walton Avenue, Bronx, NY 10453

- 25.5' x 111.25' Lot
- 8,500 SF Building (gross)
- Zoning: R8

Contact Lic RE Brokerage Haven Group Real Estate LLC Mr. Sasha D. Catus 718-938-9902 sasha@havengroupre.com



Leases - 1780 Walton Avenue, Bronx - Stabilized

Unit	Tenant	Lease Terms	Actual Rent	Legal Rent
А	Esso Banagbowou	Lease expires 12/31/24	\$1,522.66	\$1,848.16
В	Antonio V. Benitez	Lease expires 03/31/25	\$800.00	
1A	Bacilio Ponce	Lease expires 06/30/25	\$1,928.75	
1B	Margo Lewis	Lease expires 12/31/24	\$819.26	
2A	Carmen Garcia	Lease expires 10/31/24	\$1,157.73	
2B	Wanda Roberts	Lease expires 10/31/24	\$982.58	
3A	Arouna Bobaya	Lease expires 08/31/24	\$1,446.94	\$1,638.79
3B	Jennifer Rivera	Lease expires 02/28/25	\$1,368.18	\$1,831.48
1BA	Maritania C. Santos	Lease expires 07/31/25	\$1.092.07	\$1,998.51

Apartment Breakdown

- 6 one bedroom apartments
- 3 two bedroom apartments

1780 Walton Ave - ANNUAL REVENUE	actual	
Taxes 2023	\$17,032.08	
Electric & Gas (ConEd)	\$9,629.16	
Water & Sewer	\$10.855.35	
Insurance	\$12,080.84	
Super - Garbage Prep & cleaning	\$4,800	
Repairs	\$3,900	
Mgmt	\$5,000	
Expenses Total	\$63,297.43	

1780 Walton Ave - ANNUAL REVENUE	actual	
Monthly Gross Income	\$11,118.17	
Annual Gross Income	\$133,418.04	
Less Annual Expenses	\$63,297.43	
Net Operating Income:	\$70,120.61	

The Building

BLOCK: 2826 LOT: 15

Address: 1780 Watson Ave

Bronx, NY 10453

Lot SF: 2,809 (25.25' x 111')

Stories: 4 floors

Gross Bldg SF: 8,500 (25' x 86')

Basement not included

Typical Apt SF:

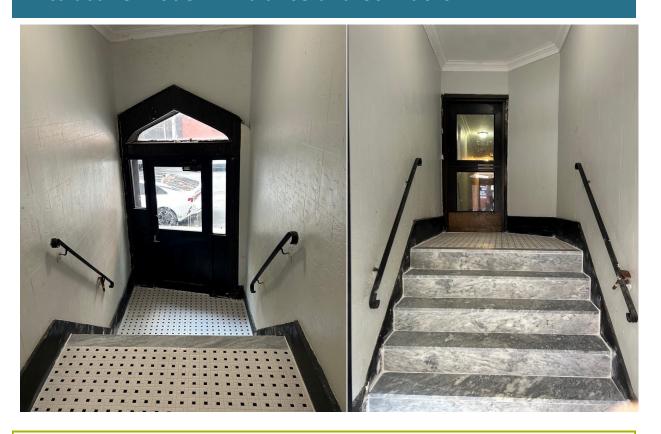
Frontage: 25'
Yr Built: 1929
Annual Taxes: \$17,032.08

Property Highlights

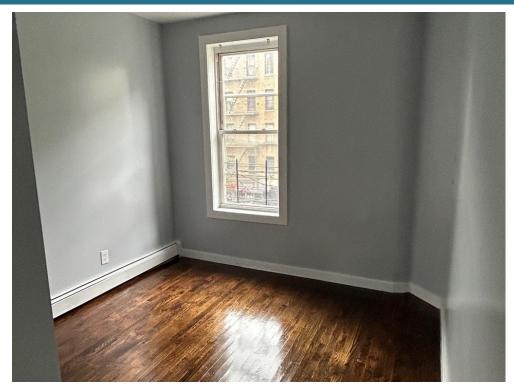
9 units - large apts with spacious layouts, many building upgrades, several apts gut renovated, all new hallway windows, quiet & clean property, near two subway lines - desirable zoning - well maintained building.

- Several units gut renovated
- Zoning R-8
- Building systems in excellent condition
- Clean and quiet building

Attractive Modern Entrance and Corridors



Spacious layout apartments





Large Apartments with Spacious Layouts









Quiet & Well Maintained Building

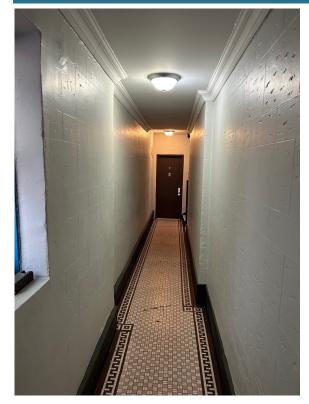








Well Managed Building & First Time Sale in Decades









Building & Systems in Very Good Condition







