

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 x 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.

Contact Lic RE Brokerage
Haven Group Real Estate LLC

Mr. Sasha D. Catus

718-938-9902

sasha@havengroupe.com

BLOCK: 2826 LOT: 15

Address: 1780 Walton Avenue, Bronx, NY 10453

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

Information is deemed to be correct but not guaranteed. All info herein is from seller representation and/or public record. Any prospective buyer is encouraged to complete thorough due diligence and seek an attorney for advice.

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HavenGroup
Real Estate LLC

www.havengroupe.com

Leases - 1780 Walton Avenue, Bronx - Stabilized

Unit	Tenant	Lease Terms	Actual Rent	Legal Rent
A	Esso Banagbowou	Lease expires 12/31/24	\$1,522.66	\$1,848.16
B	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	1780 Walton Ave - ANNUAL REVENUE		actual
6 - one bedroom apartments 3 - two bedroom apartments	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



FOR SALE: 1780 Walton Avenue Bronx, NY 10454
Asking \$1,195,000

Spacious layout apartments



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Asking \$1,195,000

HAVEN GROUP REAL ESTATE LLC, Sasha D Catus, Licensed Real Estate Broker 718-938-9902

Large Apartments with Spacious Layouts



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Asking \$1,195,000

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Quiet & Well Maintained Building



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Well Managed Building & First Time Sale in Decades



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Building & Systems in Very Good Condition



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