

615 E 138th Street

Bronx, NY 10454

Mott Haven neighborhood

\$2,695,000

Asking Price



Modern & Excellently Constructed Mixed-Use Building

Superbly constructed in 2012 and excellently maintained modern elevator building in the heart of Mott Haven. This fully sprinkler building consists of 8 two-bedroom apartments and 2 commercial retail spaces on East 138th St, just 1 block from the 6 train at Manhattan border.

BLOCK: 2551 LOT: 60

Address: 615 E 138th Street, Bronx, NY 10454

- 37.5' x 100' Lot
- 13,526 SF Building (gross)
- Zoning: R-6 C2-4

Contact Lic RE Brokerage
Haven Group Real Estate LLC

Mr. Sasha D. Catus

718-938-9902

sasha@havengroupre.com

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.



Leases - 615 E 138th St - Stabilized

Unit	Tenant	Details	Lease Terms	Actual Rent	Legal Rent
Storefront 1 (cellar level)	Crown Hair Replacement LLC	1,376 SF	Lease expires 4/14/29	\$2,600	
Storefront 2	Jem Care LLC	1,478 SF	Lease expires 7/31/27	\$3,650	
Apt 2A	B Haidara/F Diawara	2 bedr/1bath/no balcony	Lease expires 3/31/25	\$2,395	\$3,238.27
Apt 2B	M Mcleonard	2 bedr/1bath/no balcony	Lease expires 12/31/25	\$2,460.85	\$3,238.27
Apt 3A	K Middleton	2 bedr/1bath/balcony	Lease expires 4/30/26	\$2,301.60	\$3,238.27
Apt 3B	R Sousa	2 bedr/1bath/balcony	Lease expires 1/31/26	\$2,450	\$3,238.27
Apt 4A	P Maccarone	2 bedr/1bath/balcony	Lease expires 7/31/24	\$2,176.44	\$3,238.27
Apt 4B	J Thompson	2 bedr/1bath/balcony	Lease expires 4/30/26	\$2,317.73	\$3,238.27
Apt 5A	F & V Balderas	2 bedr/1bath/balcony	Lease expires 4/30/26	\$2,450	\$3,238.27
Apt 5B	G Quinones	2 bedr/1bath/terrace	Lease expires 4/30/27	\$2,620	\$3,143.96

421-A TAX ABATEMENT

Tax abatement will expire in 2027.

615 E 138th St - ANNUAL EXPENSES

actual

Taxes—FY 2025	\$51,537.88	
Electric (Common Area)	\$8,688.10	
Water & Sewer	\$4,520.13	
Insurance	\$17,072.69	
Super - Garbage Prep	\$4,800	
Super - Building Cleaning	\$3,120	
Gas Dryers	\$850.69	
5% Vacancy	\$14,935.28	
Expenses Total	\$105,524.77	

615 E 138th St - ANNUAL REVENUE

actual

Monthly Gross	\$25,421.62	
Annual Gross Income	\$305,059.44	
Less Annual Expenses	\$105,524.77	
Net Operating Income:	\$199,534.67	

The Building

BLOCK: 2551
LOT: 60
Address: 615 E 138th St
Bronx, NY 10454
Lot SF: 3,750 (37.5' x 100')
Stories: 5 floors
Gross Bldg SF: 13,526 (37.5' x 65')
includes cellar
Cellar store SF: 1376
First fl store SF: 1478
Typical Apt SF: 935 incl. balcony
Frontage: 37.5'
Yr Built: 2012
Annual Taxes: \$51,537.88

Property Highlights

Tenants pay utilities— all apartments have its own mini-split high-efficiency cooling and heating units. Five units have its own balcony, and one unit has a terrace. All units have modern kitchens with granite countertops. New hot water tank for building. New construction, built in 2012. Fully sprinkler building and security cameras throughout.

- *Modern kitchens and finishes in every apartment*
- *Attractive stone, slate and tile throughout the common areas*
- *Laundry machines for tenants in basement*
- *Clean and quiet building with quality tenants*

Attractive Modern Entrance and Corridors



FOR SALE: 615 E 138th St - Mott Haven - Bronx, NY 10454

Asking \$2,695,000

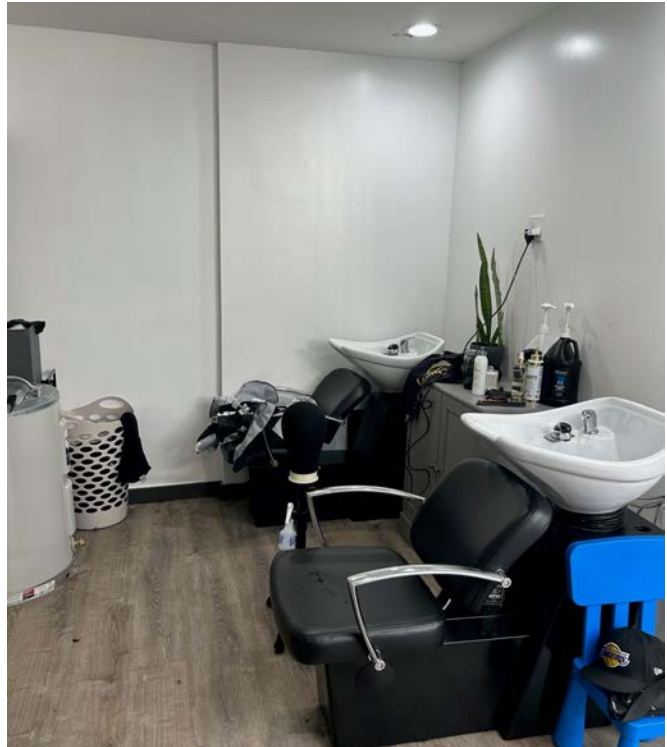
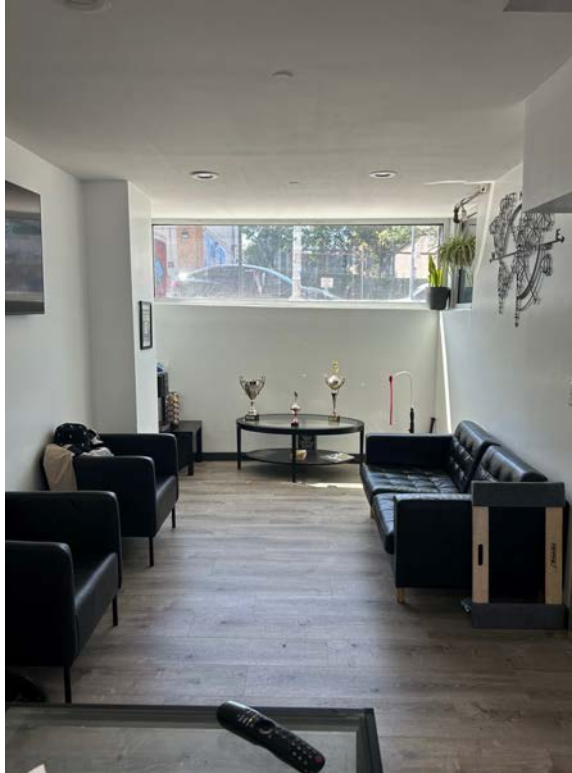
Storefront 1 - Jem Care LLC



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Storefront 2 - Crown Hair Replacement LLC



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Excellently Designed Apartment Layouts



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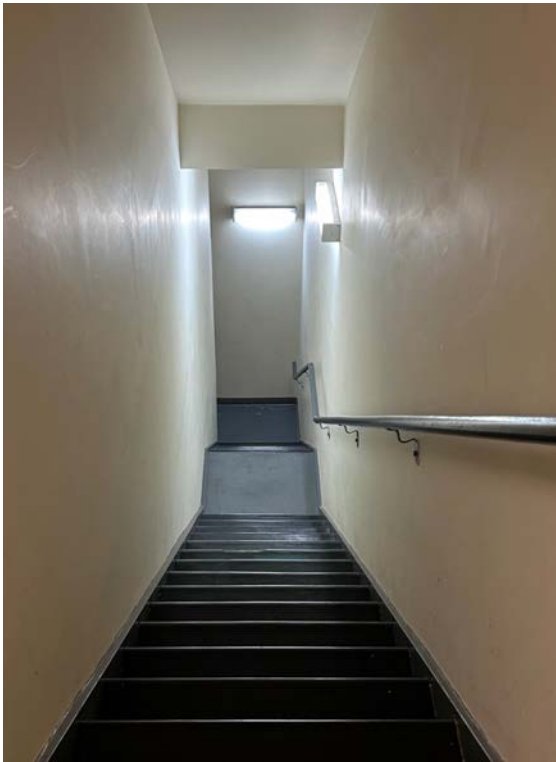
Excellent Designed Apartment Layouts



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Price \$2,695,000

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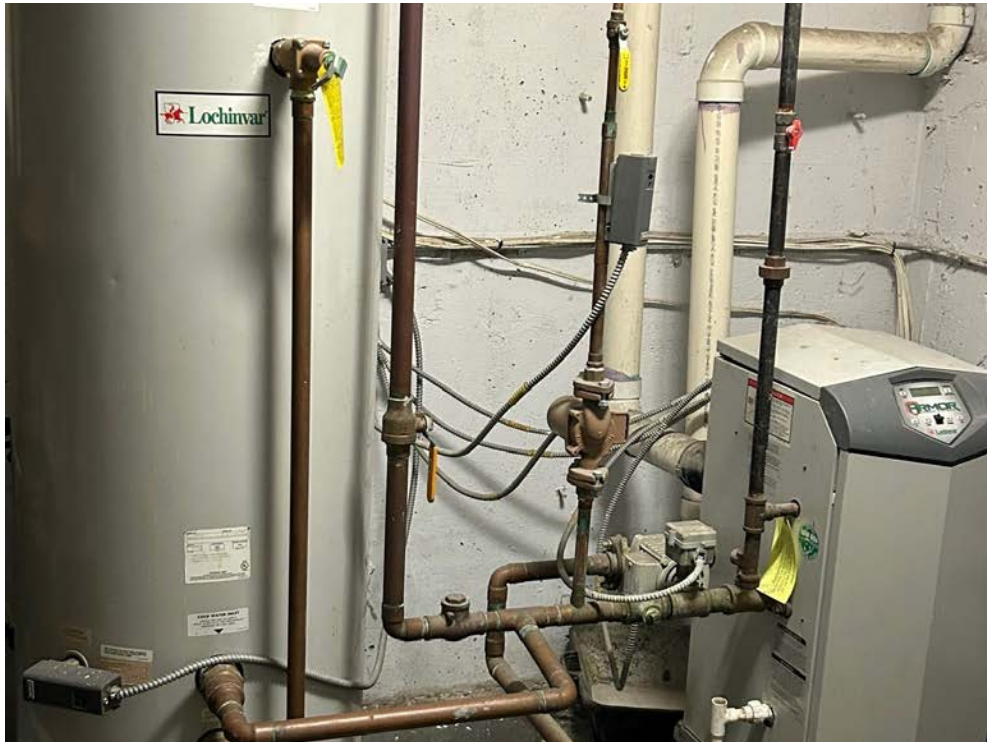
Common Spaces– Quiet & Excellently Maintained



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Solid High Quality Building



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615 E 138th St - Ideal for your Landlord Portfolio



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