

1780 Walton Ave

Bronx, NY 10453

Near Jerome Ave & Grand Concourse

\$929,000

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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R | E

HavenGroup
Real Estate LLC

www.havengroupe.com

Leases - 1780 Walton Avenue, Bronx - Stabilized

Unit	Tenant	Lease Terms	Actual Rent	Legal Rent
A		Vacant– Rental in progress	\$2,047.31	\$2,047.31
B	Antonio V. Benitez	Lease expired 03/31/25	\$800.00	
1A	Bacilio Ponce	Lease expired 06/30/25	\$1,928.75	
1B		Vacant	Projected \$907.54	\$907.54
2A	Carmen Garcia	Lease expired 10/31/24	\$1,157.73	
2B	Wanda Roberts	Lease expired 10/31/24	\$982.58	
3A	Arouna Bobaya	Lease expired 08/31/24	\$1,446.94	\$1,638.79
3B	Jennifer Rivera	Lease expired 02/28/25	\$1,368.18	\$1,831.48
1BA	Maritania C. Santos	Lease expired 07/31/25	\$1,092.07	\$1,998.51

Apartment Breakdown	1780 Walton Ave - ANNUAL EXPENSES	Actual	
6 - one bedroom apartments 3 - two bedroom apartments	Taxes 2025	\$16,784.64	
	Electric & Gas (ConEd)	\$9,629.16	
	Water & Sewer	\$10,855.35	
	Insurance	\$12,080.84	
	Super - Garbage Prep & cleaning	\$4,800	
	Repairs	\$3,900	
	Management	\$5,000	
	Expenses Total	\$63,049.99	

1780 Walton Ave - ANNUAL REVENUE	Actual	Legal
Monthly Gross Income	\$11,731.10	\$13,292.69
Annual Gross Income	\$140,773.20	\$159,512.92
Less Annual Expenses	\$63,049.99	\$63,049.99
Net Operating Income	\$77,723.21	\$96,462.93

The Building

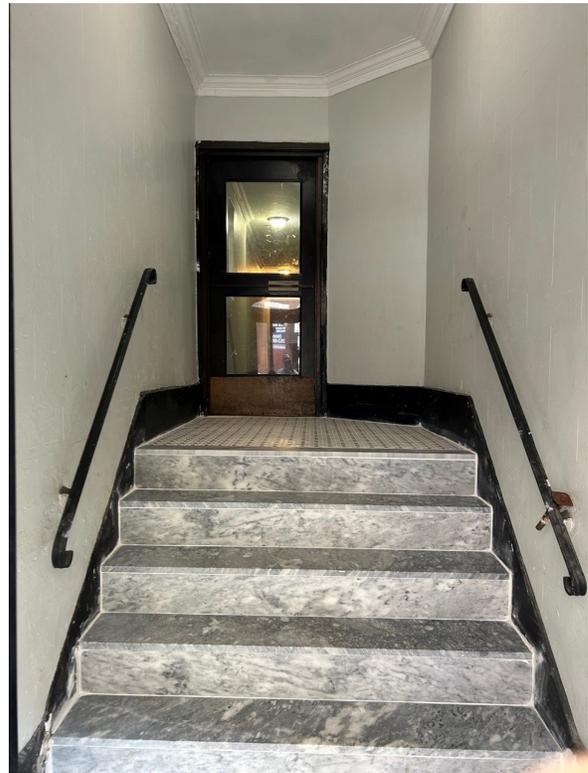
BLOCK: 2826
LOT: 15
Address: 1780 Watson Ave
Bronx, NY 10453
Lot SF: 2,809 (25.25' x 111')
Stories: 4 floors
Gross Bldg SF: 8,500 (25' x 86')
Basement not included
Frontage: 25'
Yr Built: 1929
2025 Annual Taxes: \$16,784.64

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*

Clean & Updated Entrance and Corridors



FOR SALE: 1780 Walton Avenue Bronx, NY 10454
Asking \$929,000

Large & Spacious Apartments



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Asking \$929,000

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

Quiet & Well Maintained Building



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Asking \$929,000

Sasha

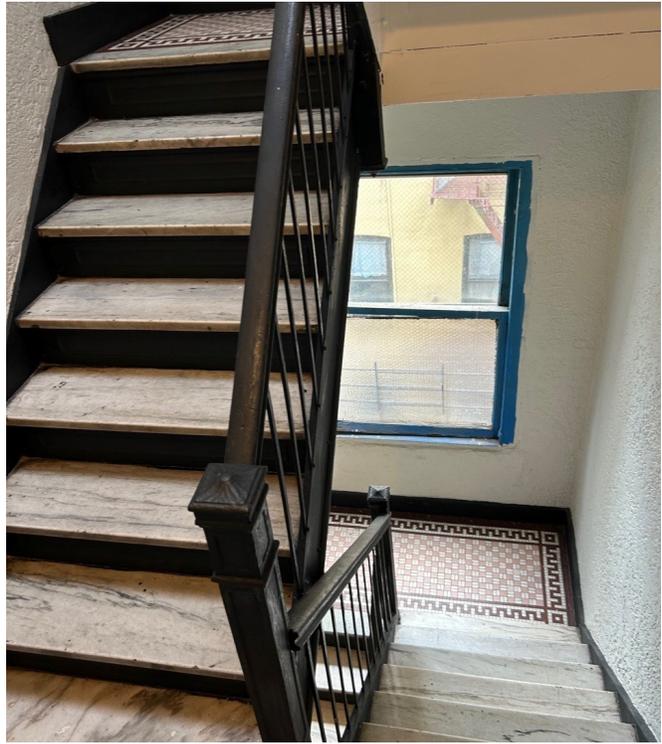
Attractive Apartment Layouts



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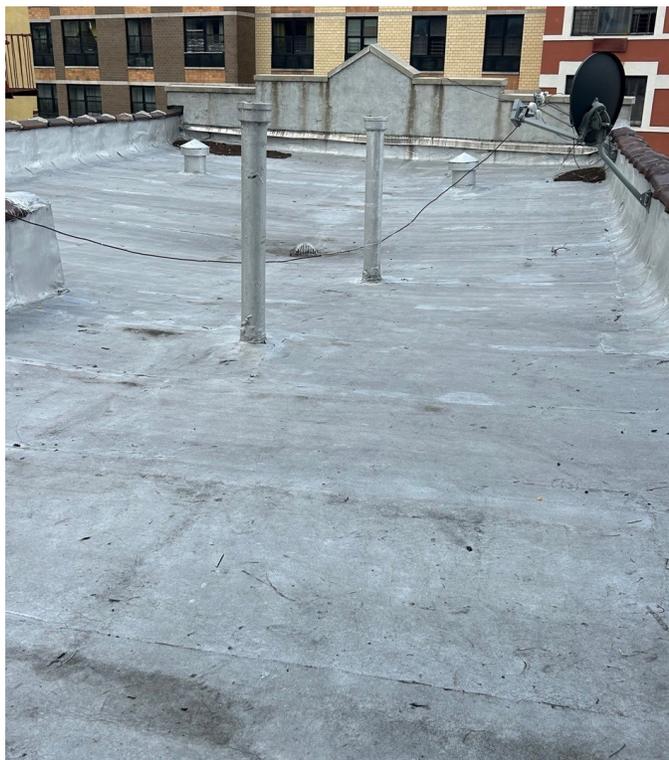
First Time Sale in Decades



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Building & Systems in Very Good Condition



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