



# INVESTMENT FOR SALE IN THE BRONX

## 536 WALES AVENUE • BRONX, NY 10455

Learning through  
Play Pre-K Center



### Details:

**Size:** 52,735 SF

**Lot Size:** 11,687 SF

**Price:** \$28.9mm

**Zoning:** R7-1, C1-4

**Notes:** New construction, 70 apartments and retail space, Parking on site, Two elevators, Community facility space in lower level, Six stories

### Features:

- Located in the South Bronx
- Located just off of the Bruckner Expressway (I-278)
- Very close to new Bronx jail site
- Three blocks from Subway

\*Only landlord expense is property tax and fire insurance\*

### Contact Exclusive Agents

**Elias Everett - 914.907.3858 - [elias@southbronxcommercial.com](mailto:elias@southbronxcommercial.com)**

**Augusto De la Cruz - 929.437.9958 - [august@southbronxcommercial.com](mailto:august@southbronxcommercial.com)**

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### *Satellite View*



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### *Bird's Eye View*



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### *Photos*



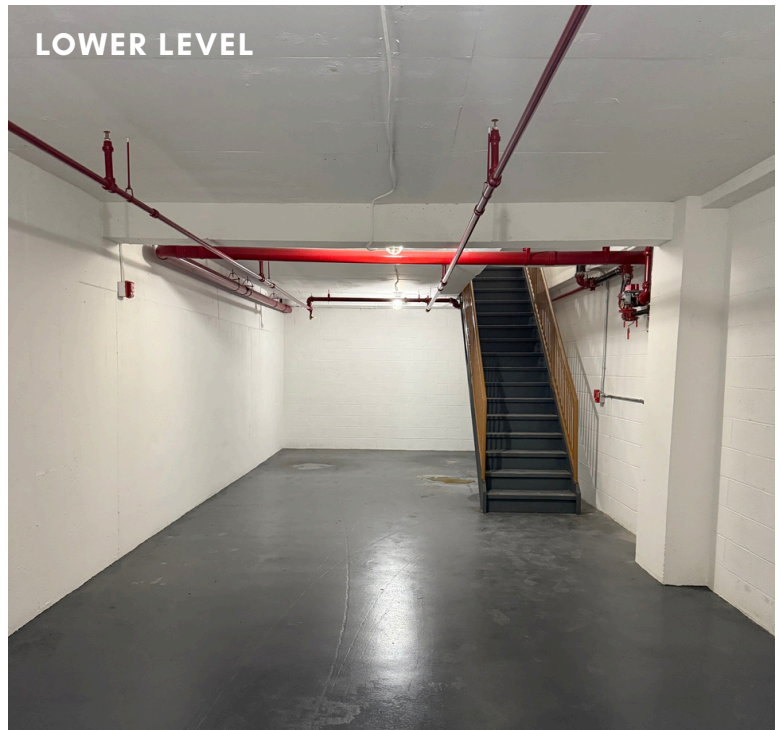
APPLIANCES IN UNIT



BUILDING LOBBY



RETAIL SPACE



LOWER LEVEL

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### Rent Roll

Floor	Rent/month	Rent/annum	Unit Size	Term	Notes
1			2,342 SF		Has basement, Parking available
1-6	\$199,342.16	\$2,392,105.92	70 apartments	6 year lease with 2 X 6 year options	2.5% rent increase per year

### Parcel Map



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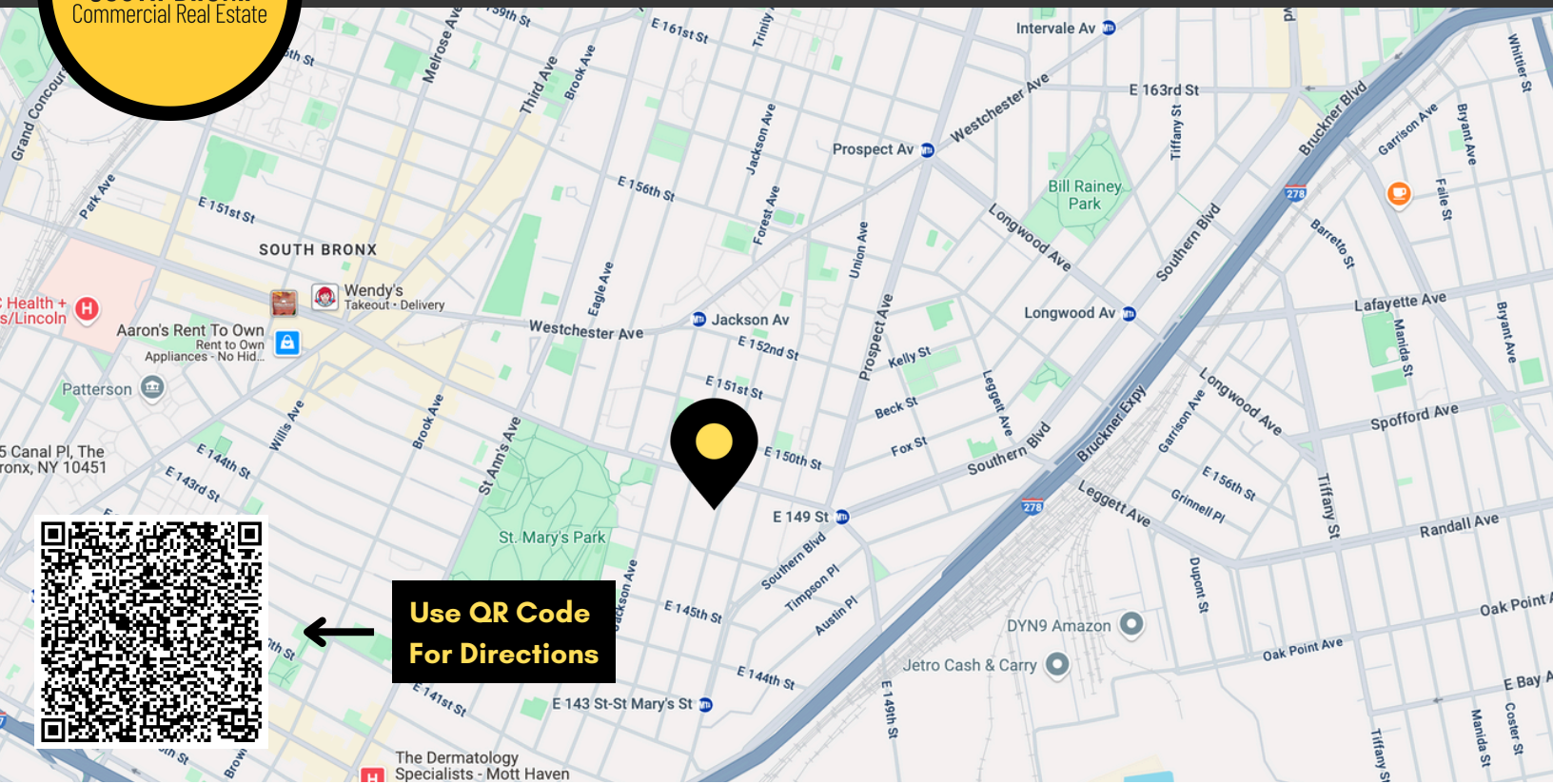
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# INVESTMENT FOR SALE IN THE BRONX

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### Offering Details

**Price:** \$28,900,000  
**Taxes:** \$479,137  
**Zoning:** R7-1, C1-4

### Property Overview

**Building Size:** 52,735 SF  
**Lot Size:** 11,667 SF  
**Parking Size:** 3,971 SF  
**Retail Size:** 2,342 SF  
**Notes:** Apartments are occupied by commercial tenant (The Fortune Society)

### Income and Expenses

**Current Gross Income:** \$2,392,105  
**Projected Gross Income:** \$2,509,206  
**Current Net Income:** \$1,858,724  
**Projected Net Income:** \$2,975,823

**Tenant:** The Fortune Society (6 year lease with 2 X 6 year options, 2.5% inc. per year)

\*Retail space 2,342 SF (vacant)\*  
\*Only landlord expense is property tax and fire insurance\*

### Commentary:

This newly built property in the South Bronx presents a strong investment opportunity in a rapidly developing area. Ideally located near major new developments, public transportation, and highways, it offers excellent accessibility and convenience. Just minutes from Manhattan, the property is well-positioned for long-term value growth and rental demand.

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