



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

Contact Exclusive Agents

Elias Everett - 914.907.3858 - elias@southbronxcommercial.com

Augusto De la Cruz - 929.437.9958 - august@southbronxcommercial.com

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Satellite View



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Bird's Eye View



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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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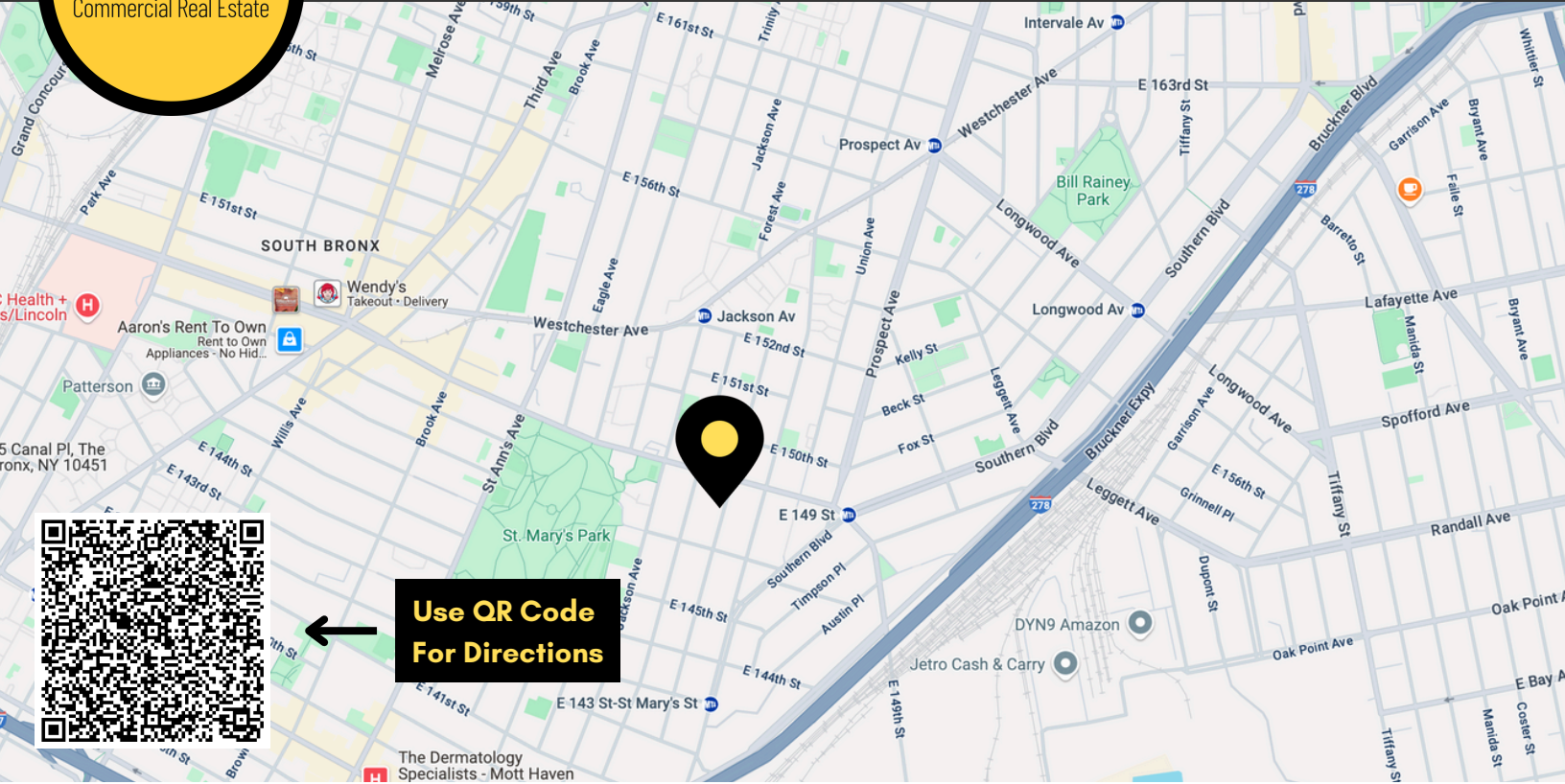
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Offering Details

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: \$1,915,724
Projected Net Income: \$2,032,823

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

Retail space 2,342 SF (vacant)

Only landlord expense is property tax

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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