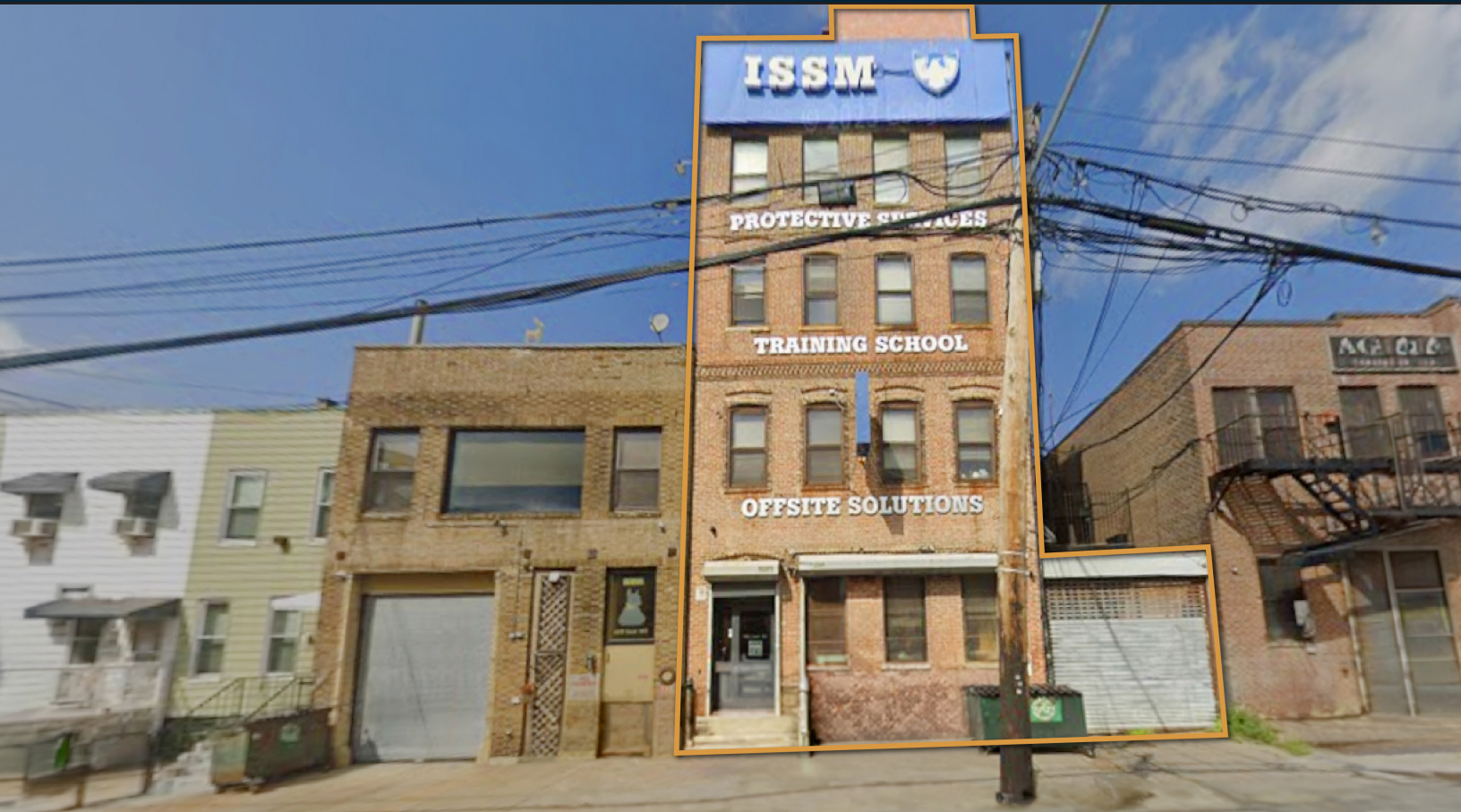




**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



695 E. 132ND STREET

BRONX, NY, 10454

11,100 Sq. Ft Office/Loft Building For Sale

Located in the Heart of Port Morris!
Minutes to Manhattan!

PRICE

Upon Request

Type

Warehouse / Retail / Industrial



SQUARE FOOT

11,100_{SF}



ZONING

M1-2



N.O.I.

\$210,000.00



PARCEL ID

2561

BLOCK



ANNUAL R.E. TAXES

APPROX.

\$5,000.00
ANNUALLY



80

LOT

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

Features

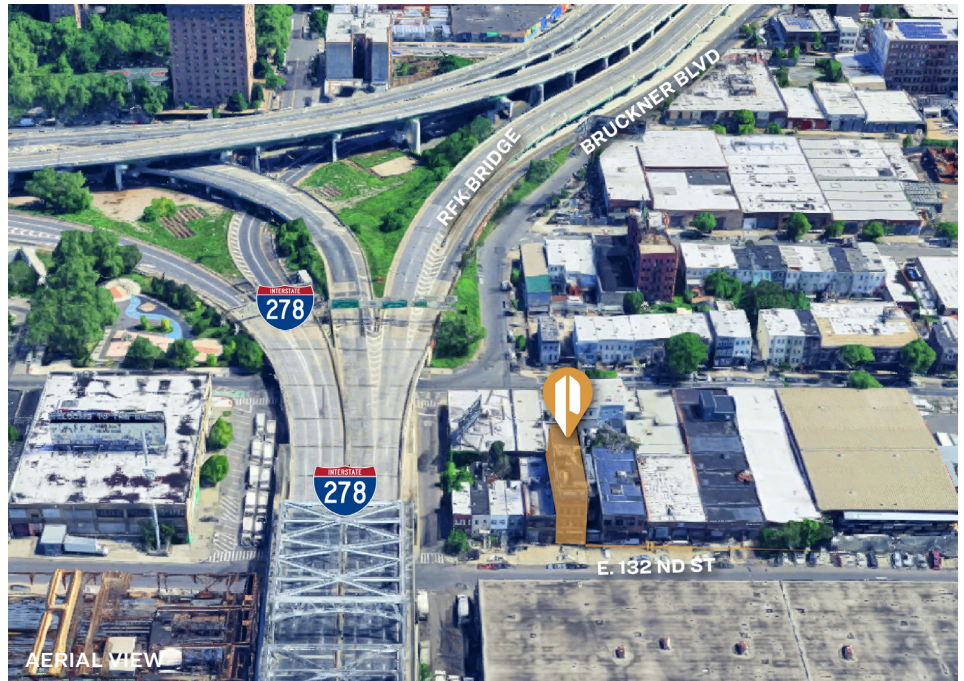
- Lot Size: 37.5 Ft. x 110 Ft.
- 4 Story 11,100 Sq. Ft. Building
- 800 Sq. Ft. Garage/Parking
- Completely Renovated: New Roof, ADA Compliant Elevator, New Sub-Metered Electric, Updated HVAC, New Sewer lines
- Located in the Empowerment Zone
- Signage visible from the RFK Bridge

Nearby

- Bruckner Expressway(278)
- Bruckner Boulevard
- Robert. R. Kennedy Bridge
- Major Deegan Expy (87)
- Third Avenue Bridge

Ideal for

- Investors
- Offices
- Headquarters/Showroom
- Creative Loft Uses
- Manufacturing
- Distribution & More !



TRANSPORTATION

6

CYPRESS AVENUE



BRUCKNER BLVD
MAJOR DEEGAN EXPY
RFK BRIDGE
BRUCKNER EXPY



BX33: E 134TH STREET /WILLOW AVENUE



**PINNACLE
REALTY**
OF NEW YORK, LLC

34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282
pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENTS:



ARIEL CASTELLANOS

Associate Broker
acastellanos@pinnaclereny.com
718-371-6412



FEDERICO MAZZEO

Salesperson
fmazzeo@pinnaclereny.com
718-371-6424

695 EAST 132ND STREET, BRONX, NY 10454

Annual Income & Expenses As of 6/1/2026

NET INCOME

FLOOR	SF	TENANT	ANNUALLY	MONTHLY	LEASE COMMENCE	EXPIRES
1ST	700	MACOMBS TRANSPORTATION	\$24,000.00	\$2,000.00	8/25/2021	8/25/2026
1ST	1,800 WITH P	FLUSHIES KING INC	\$54,024.36	\$4,502.03	3/28/2022	3/27/2027
2ND	3,440	ISSM PROTECTIVE SERVICES INC	\$75,852.00	\$6,321.00	10/1/2021	9/30/2026
3RD	2,500	CFS STEEL	\$57,749.88	\$4,812.49	1/1/2023	12/31/2027
4TH	2,500	CFS STEEL	\$33,578.04	\$2,798.17	8/11/2022	8/10/2027
TOTAL INCOME			\$245,204.28	\$20,433.69		

EXPENSES

REAL ESTATE TAXES		\$5,000.00
INSURANCE		\$10,980.00
MAINTENANCE - ELEVATOR		\$3,640.00
PLP		\$2,500.00
UTILITES/GAS/HEAT	PAID BY TENANTS	
WATER / SEWER	PAID BY TENANTS	
GARBAGE SERVICE	PAID BY TENANTS	
REPAIRS - 5%		\$12,050.00
TOTAL ANNUAL EXPENSES		\$34,170.00
		\$211,034.28



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