

OFFERING MEMORANDUM

1401 Blondell Avenue, Bronx, NY 10461

PRIME OFFICE BUILDING FOR SALE



Aracelis Rodriguez-Licea
Real Estate Broker

Just In Time, SOS, Inc.
Mobile: 646.295.2926
Email: Arodlicea@jitsos.com



Just In Time, Sos, Inc.

Forward-thinking. fast-moving

PROPERTY SUMMARY

EXECUTIVE SUMMARY

Offering Price	\$5,900,000
Building SqFt	12,140 SqFt
Year Built	1954
Lot Size (SF)	9,800.00 SqFt
Block/Lot	04074-0024
Zoning Type	M-1(REZONED)
County	Bronx
Lot Dimensions	98 ft x 100 ft

Just In Time, SOS, Inc. is pleased to present the opportunity to purchase an exclusive investment property. The office building consists of 12,140 Square Foot. Class M-1 (Rezoning/buyer responsible for filing) multi-tenant office building with 4 garages located in a rapidly growing area in the Bronx. The property address(es) are 1401 Blondell Ave., 2635 Roberts Ave., 2635 A Roberts Ave., Bronx, NY 10461

This asset is a great owner/user opportunity and also gives investors the opportunity to develop/build as zoning has recently changed. The commercial zoning designations are flexible, opening options for hospitality/building development or office users. The building is currently presenting the chance for a user to customize the space to meet their business needs, or for an investor looking for a piece of this established market area.

PROJECTED RENT ROLL OVERVIEW

UNIT	ANNUAL RENT	LEASED FROM	LEASED TO
OFFICE 1 / GARAGE	\$156,000		
OFFICE 2 /GARAGE	\$66,000		
GARAGE 3 / OFFICE	\$42,000	1/1/2024	12/31/2028
GARAGE 4 /SMALL OFFICE	\$54,000		
TAXES	\$68,202		
NOI	\$249,798		
CAP RATE	3.45%		

ZONING CHANGES EXECUTIVE SUMMARY

CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING
ZONING CHANGE
ON SECTIONAL MAP
OF BOROUGH OF
BRONX
3d, 4a & 4b

EFFECTIVE DATE
8/15/2024
C. C. RESO # 545

SCALE IN FEET
0 200 400 600 800

NOTE:

— Indicates Zoning District Boundary

..... The area enclosed by the dotted line is rezoned by eliminating C1-2 and C2-2 Districts from within existing R4 and R6 Districts, by eliminating a Special Planned Community Preservation District (PC), by changing R4, R5, R6, C8-1, C8-4, and M1-1 Districts to R4, R6-1, R6A, R7-2, R8, R8X, C4-3, C4-4, C8-2, and M1-1A/R7-3 Districts, by establishing C2-4 Districts within existing R4 and R6 Districts and proposed R6-1, R7-2, R8 and R8X Districts, and by establishing a Special Eastchester - East Tremont Corridor District (ETC).

▨ Indicates a C1-1 District

▨ Indicates a C1-2 District

▨ Indicates a C1-4 District

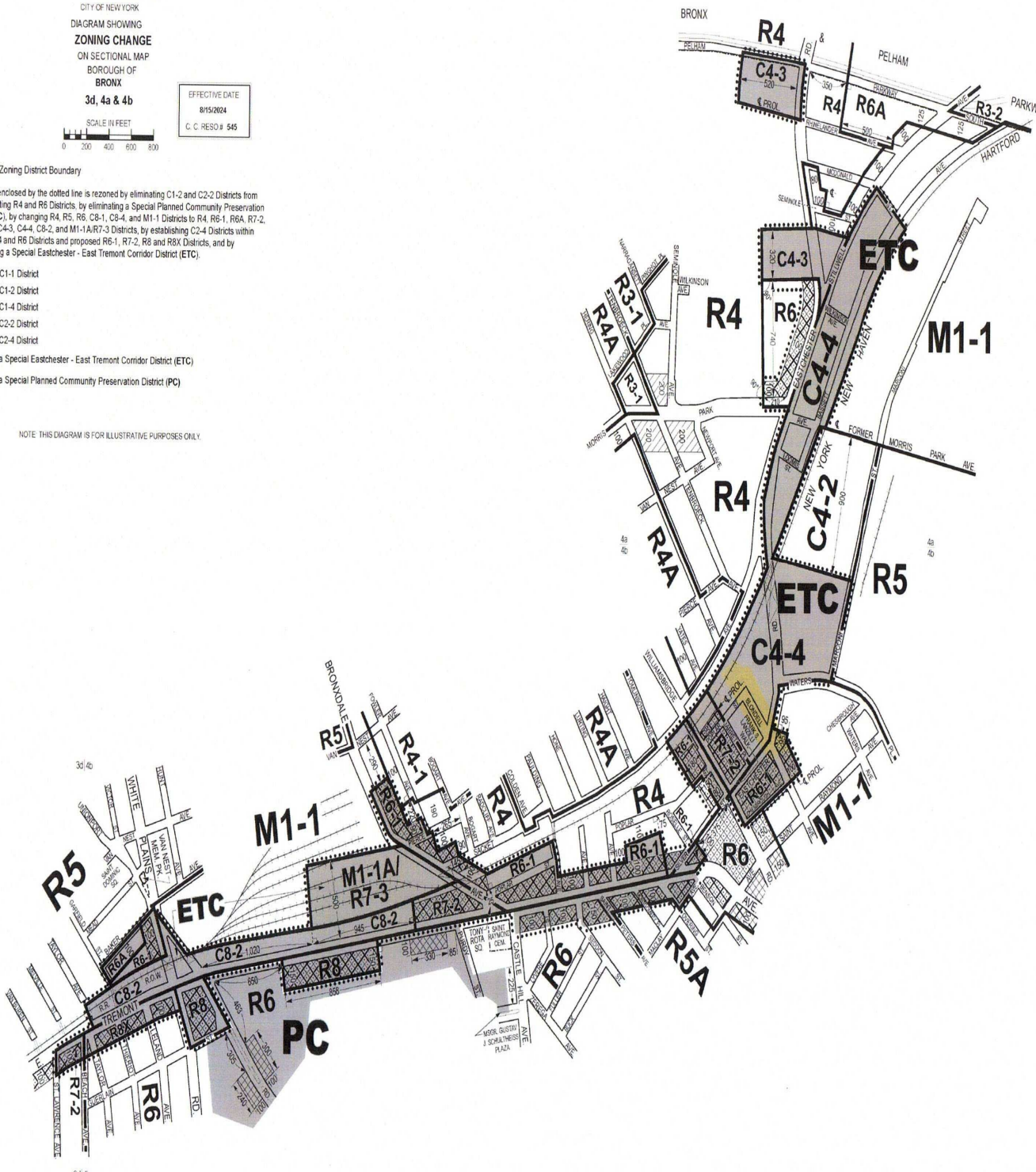
▨ Indicates a C2-2 District

▨ Indicates a C2-4 District

ETC Indicates a Special Eastchester - East Tremont Corridor District (ETC)

PC Indicates a Special Planned Community Preservation District (PC)

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.



LOCATION HIGHLIGHTS

EXECUTIVE SUMMARY

Transit

Schools

Colleges

Parks

Transit

6

 at Westchester Square-East Tremont Av0.2 miles

6

 at Middletown Rd0.35 miles

6

 at Zerega Av0.45 miles

6

 at Buhre Av0.61 miles

6

 at Castle Hill Av0.74 miles

Schools

AllElementaryMiddleHigh

School	Type	Grades	Distance
Herbert H Lehman High School	Public	9-12	0.3 mi
Santa Maria School	Private	PK-8	0.4 mi
St Francis Xavier School	Private	PK-8	0.5 mi
St Raymond Academy For Girls	Private	9-12	0.6 mi
St Raymond Elementary School	Private	PK-8	0.6 mi
Our Saviour Lutheran School	Private	K-12	0.6 mi
St. Theresa School	Private	PK-8	0.7 mi

Transit

Schools

Colleges

Parks

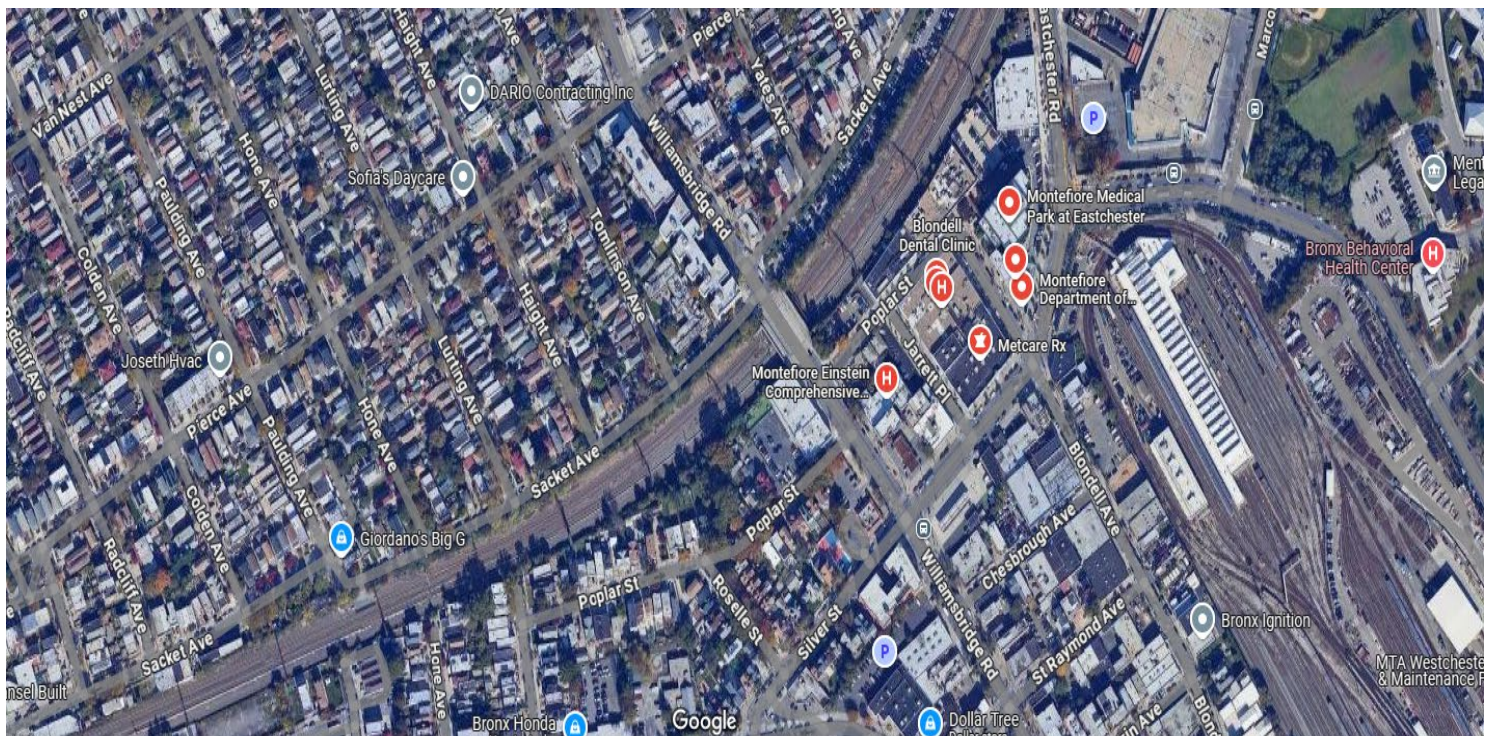
Colleges

Albert Einstein College of Medicine0.69 miles

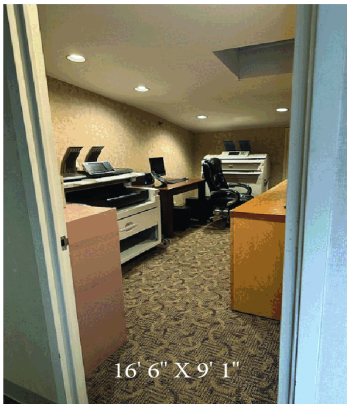
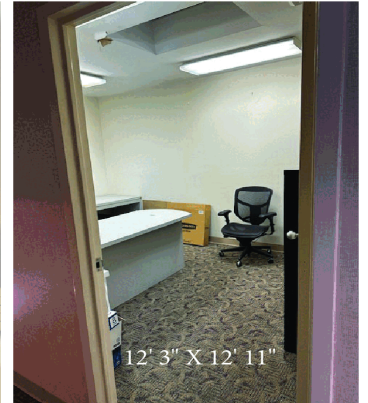
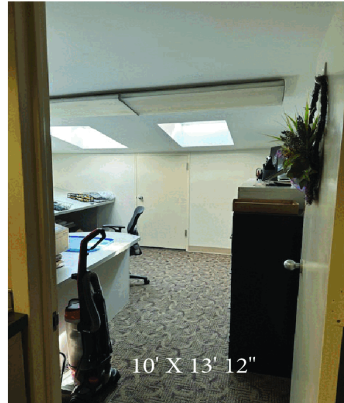
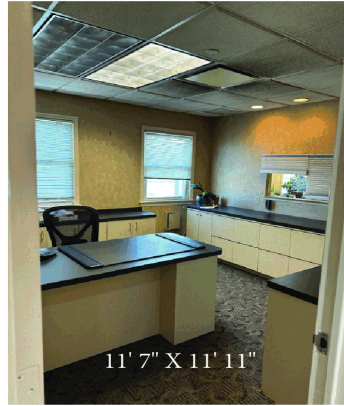


1340 Blondell Avenue, NY 10461

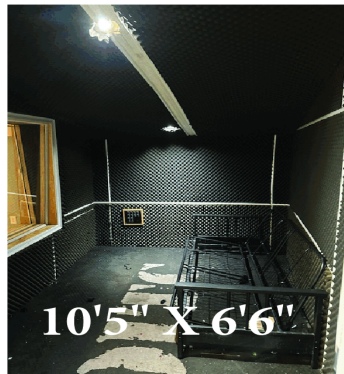
Aerial



OFFICE 1 / GARAGE 1 EXECUTIVE SUMMARY



OFFICE 2 - LIVING SPACE EXECUTIVE SUMMARY



GARAGE 2 / SMALL OFFICE/KITCHEN/BATHROOM

EXECUTIVE SUMMARY



96'7" X 32'8"

GARAGE 3 - SMALL OFFICE

EXECUTIVE SUMMARY



GARAGE 4- SMALL OFFICE

EXECUTIVE SUMMARY



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE JUST IN TIME, SOS, INC. ADVISOR FOR MORE DETAILS.



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