



936 COLLEGE AVENUE

BRONX, NY 10456

BRAND NEW BUILDING FOR SALE



PRIME BRONX LOCATION
Close to Yankee Stadium,
public transportation, restaurants,
stores, and all essential amenities.



EXCELLENT CONNECTIVITY
Minutes to subway lines
and major bus routes for
easy access to Manhattan
and surrounding areas.



VIBRANT NEIGHBORHOOD
Surrounded by popular restaurants,
retail stores, supermarkets,
and local conveniences.

MODERN LIVING. STRONG INVESTMENT.

NEW CONSTRUCTION | 16 RESIDENTIAL UNITS | 35 YEARS TAX ABATEMENT (485-X)



LOT

Lot sq. ft.
3,199
Lot dimensions
28.31 ft x 113 ft
Zoning districts
R7-1



BUILDING INFORMATION

Square feet	8,608
Building dimensions	28 ft x 71 ft
Stories	4 + penthouse
Roof height	9 ft
Year built	2025



PROPERTY HIGHLIGHTS

- ✓ 16 residential units
 - 10 studios
 - 6 one-bedrooms
- ✓ 35 years tax abatement (485-x)
- ✓ Ideal for long-term income and strong returns

PRICE

\$5,495,000

A RARE OPPORTUNITY IN THE HEART OF THE BRONX

936 COLLEGE AVE, BRONX NY 10456

RENT ROLL

APT #	BEDS	RENT
1A	0	\$2,000.00
1B	0	\$2,404.00
1C	0	\$2,000.00
2A	1	\$2,092.00
2B	0	\$2,404.00
2C	0	\$2,404.00
2D	1	\$2,092.00
3A	1	\$2,481.00
3B	0	\$2,404.00
3C	0	\$2,404.00
3D	1	\$2,481.00
4A	1	\$2,481.00
4B	0	\$2,404.00
4C	0	\$2,404.00
4D	1	\$2,481.00
PH	0	\$2,404.00
MONTHLY GROSS RENTAL INCOME		\$37,340.00
ANNUAL GROSS RENTAL INCOME		\$448,080.00
YEARLY EXPENSES		
EXPENSE	AMOUNT	
Water	\$3,500.00	
Insurance	\$10,000.00	
Heat/PLP	\$2,000.00	
Repair & Maintenance	\$5,000.00	
Legal	\$2,500.00	
Manage/Super	\$8,000.00	
Fire Alarm Monitoring	\$3,000.00	
Optimum	\$3,000.00	
Property Tax	\$2,526.00	
TOTAL ANNUAL EXPENSES	\$39,526.00	
INCOME SUMMARY		
GROSS ANNUAL INCOME	\$448,080.00	
ANNUAL OPERATING EXPENSES	\$39,526.00	
NET OPERATING INCOME (NOI)	\$408,554.00	





LOCATION OVERVIEW

936 College Avenue
Bronx, NY 10456

The subject property is ideally located in the heart of the Concourse neighborhood of the Bronx, within walking distance of Yankee Stadium and multiple subway lines on Grand Concourse, providing exceptional connectivity and convenience.

TRANSPORTATION

- **161 St-Yankee Stadium Subway Station**
8-Minute Walk
- **167 Street Station**
12-Minute Walk
- **MULTIPLE BRONX BUS ROUTES**
On Grand Concourse & Nearby Streets
- **METRO-NORTH**
Melrose Station
15-Minute Walk
- **MAJOR HIGHWAY ACCESS**
 - Major Deegan Expressway (I-87)
 - Cross Bronx Expressway (I-95)
 - Harlem River Bridges

LIFESTYLE AMENITIES

-  Restaurants
-  Banks
-  Coffee Shops
-  Schools
-  Grocery Stores
-  Parks
-  Retail
-  Entertainment
-  Gyms
-  Healthcare



936 College Avenue

FOR SALE

CONTACT EXCLUSIVE AGENTS

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