



**FOR SALE**

10,200 SF ONE STORY MULTI-TENANT RETAIL BUILDING

# 320 East 204th Street

Bronx, NY 10467

Between Hull Avenue & Perry Avenue

**\$6,300,000**  
OFFERED AT

SHLOMI BAGDADI  
212.433.3355 x101  
sb@tristatecr.com

JACK SARDAR  
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**TSC.**

## PROPERTY SUMMARY

### EXECUTIVE SUMMARY

320 East 204th Street presents a prime multi-tenant retail investment opportunity in the Norwood neighborhood of the Bronx. This one-story commercial building spans approximately 10,200 square feet and features three fully occupied ground-floor retail units with additional cellar space, offering stable in-place income. Positioned along a high-traffic corridor, the property benefits from strong visibility and consistent foot traffic in a vibrant, densely populated area. This active retail asset is ideal for investors seeking a turnkey opportunity in one of the Bronx's most desired commercial districts.

### LOCATION OVERVIEW

Ideally positioned near the corner of East 204th Street and Perry Avenue, 320 East 204th Street is located in the heart of Norwood, one of the Bronx's most active retail corridors. The property offers excellent visibility and steady foot and vehicle traffic, with convenient access to the D train at Norwood–205th Street and multiple bus lines, including the BX34, BX28, BX38, and BX16. Surrounded by a strong mix of national and local retailers such as Dunkin', McDonald's, Foodtown, Crunch Fitness, Chase Bank, and Family Dollar, this location is a prime destination for tenants and investors seeking a stable, high-traffic environment.

Address	320 East 204th Street, Bronx, NY 10467
Location	Between Hull Avenue & Perry Avenue
Block/Lot	3333 / 37
Zoning	R5D / C1-4
Lot Dimensions	51.42 FT x 100 FT
Lot Size	5,150 SF
Building Dimensions	51 FT x 100 FT
Building Size	10,200 SF
Building Class	K1
Total Units	3
Occupancy	100%
Tenancy	Multiple
Delivered	As is
Tax Class	4
Taxes (25/26)	\$41,992



**\$6,300,000**

Offered At

**10,200 SF**

Building Size

**3**

Total Units

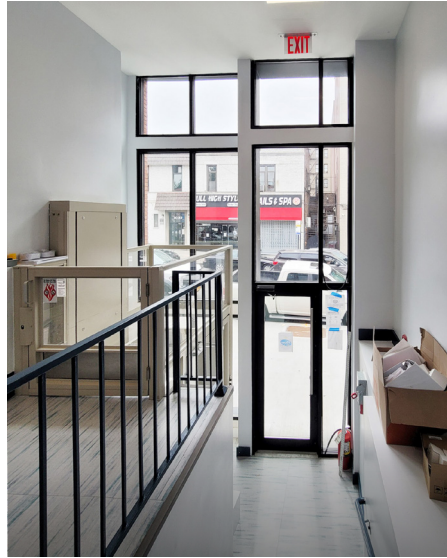
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## PROPERTY PHOTOS



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## INCOME STATEMENT SUMMARY

### CURRENT RENT ROLL BREAKDOWN

UNIT	SF	LEASE TERM		ACTUAL BASE RENT		
		FROM DATE	TO DATE	PER MONTH	PER YEAR	PER SF
Ridgewood Savings Bank	2,561	11/20/2020	07/27/2030	\$13,445	\$161,340	\$63
City Docs LLC	2,534	01/01/2025	05/31/2035	\$12,000	\$144,000	\$57
Talukta Corp	5,000	01/01/2024	5/30/2035	\$5,500	\$66,000	\$13
<b>TOTALS</b>	<b>10,095</b>			<b>\$30,945</b>	<b>\$393,955</b>	<b>\$39</b>

### ACTUAL REVENUES

Actual Base Rent	\$393,954
<b>TOTAL REVENUES</b>	<b>\$393,954</b>

### OPERATING EXPENSES

Insurance	\$9,000
Utilities (common area)	\$2,500
Real Estate Taxes (Fresh iCAP in place)	\$41,991
Repairs & Maintenance	\$2,500
<b>TOTAL EXPENSES</b>	<b>\$55,991</b>
<b>NET ACTUAL OPERATING INCOME</b>	<b>\$337,964</b>

**\$6,300,000**

Offered At

**5.36%**

Actual CAP Rate

**\$337,964**

NOI

# ADVISORS BEFORE BROKERS

## LOCATION OVERVIEW

### NORWOOD

Rich in community character and neighborhood vibrancy, Norwood offers a balanced mix of residential charm and thriving local commerce. East 204th Street serves as one of the area’s main retail corridors, lined with restaurants, cafés, fitness centers, banks, and essential neighborhood services that cater to a diverse and active population. With convenient access to the D train at Norwood–205th Street and several major bus routes, the neighborhood provides excellent connectivity and steady pedestrian activity. Long appreciated for its accessibility, community spirit, and everyday convenience, Norwood continues to attract families, small business owners, and investors seeking growth and long-term stability.

### POINTS OF INTEREST

- Williamsbridge Oval Park
- Van Cortlandt Park
- Montefiore Medical Center
- The Bronx River Greenway

### DEMOGRAPHICS

*Within a one-mile radius of the property*

55,310

Total Households

145,337

People

\$52,172

Avg Household Income

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