

**CENTRALLY LOCATED - FABULOUSLY RENOVATED**

# **3208 3rd Avenue Bronx, NY**



**Building Available for Sale**



**PRICE:**  
Upon request



**POSSESSION:**  
Immediate

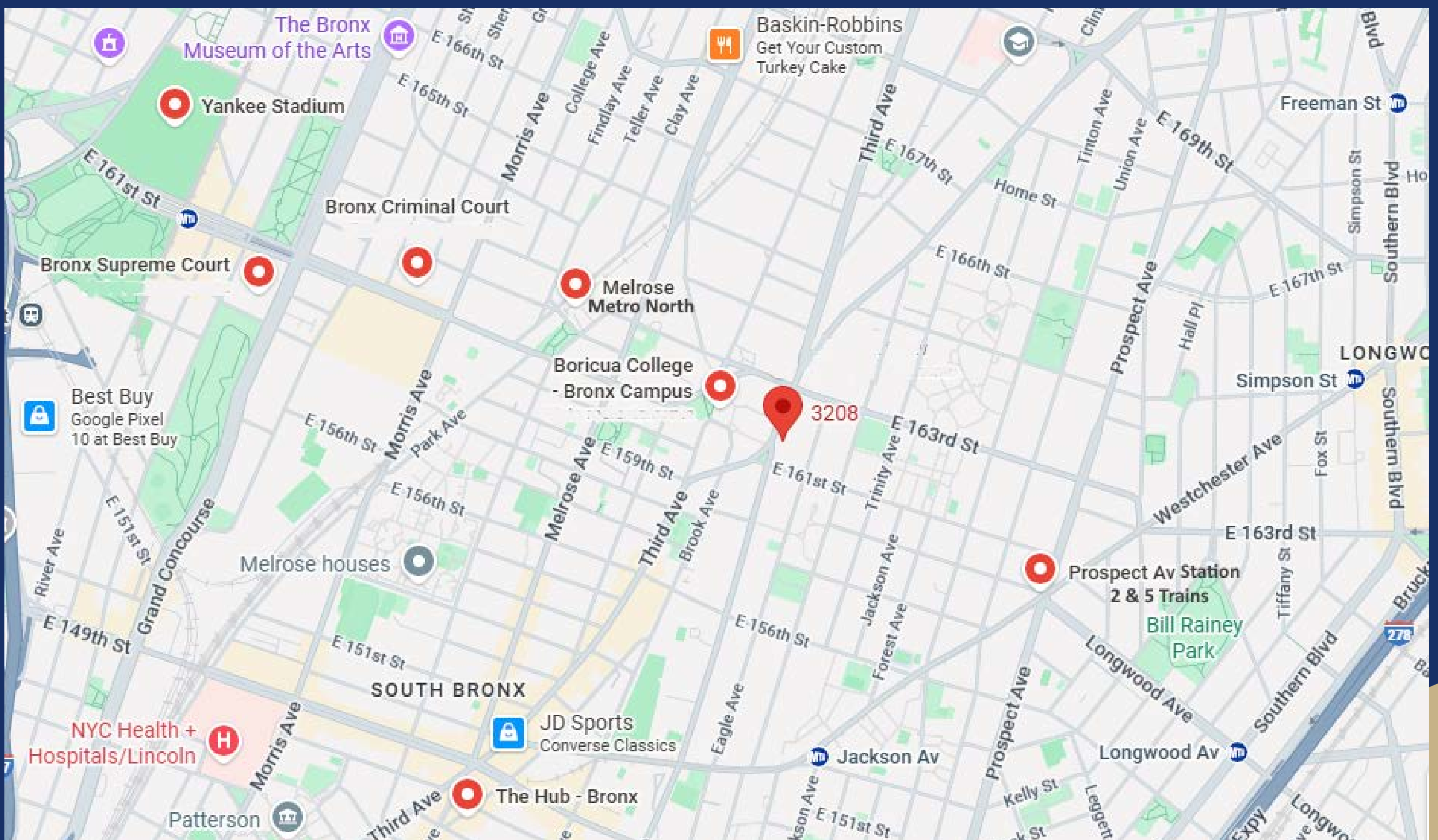
**Contact:**

**JESSE RUBENS**  
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jrubens@jlrre.com

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## PROPERTY OVERVIEW:

- Fully renovated building
- Suited for office, education or community facility uses
- Over 16ft ceiling heights (14ft in basement)
- Fully gut renovated floors
- Brand new elevator
- New HVAC system
- New bathrooms
- Public Transportation access:
  - Prospect Avenue Subway Station (2,5) - 10min walk
  - Harlem line and Melrose Metro North Station -10min walk
  - Bx6, Bx13, and Bx41 buses stop near the intersection of 3rd Avenue and 161st Street.



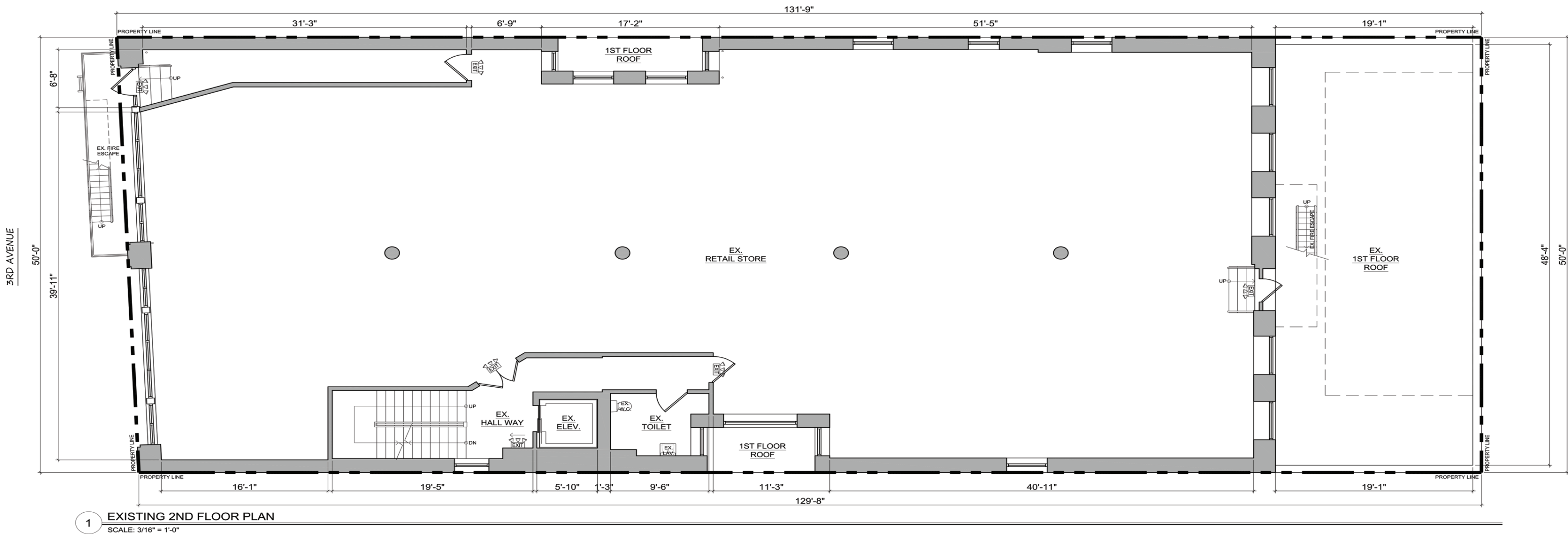
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- Retail Tenant is currently \$16,000 per month (set to escalate in January).
  - 15 year term through 12/31/2039.
  - Escalation 3.5% per annum.
  - Tenant pays increase in base year tax (no tax currently).
- 2nd and 3rd floors' rents are projected and does not assume a CAM or tax.
- Based on below numbers at a 5.5 CAP, valuation is \$6.5M

Tenant		Monthly	Annual
<b>Retail Tenant</b>	Base Rent	\$ 16,000.00	\$ 192,000.00
	Tax Rent	\$ -	\$ -
	Cam Rent	\$ -	\$ -
	Other Rent (Utilities)	<u>Direct Meter</u>	Direct Meter
	Other Rent		
<b>Vacant Spaces - 2</b>	Base Rent	\$ 11,000.00	\$ 132,000.00
	Tax Rent	\$ -	\$ -
	Cam Rent		
	Other Rent (Utilities)		
	Other Rent	\$ -	\$ -
<b>Vacant Spaces - 3</b>	Base Rent	\$ 11,000.00	\$ 132,000.00
	Tax Rent	\$ -	\$ -
	Cam Rent		
	Other Rent (Utilities)		
	Other Rent	\$ -	\$ -
<b>Total Base Rent</b>		\$ 38,000.00	\$ 456,000.00
<b>Total Reimbursements</b>		\$ -	\$ -
<b>Total Rent</b>		\$ 38,000.00	\$ 456,000.00
<b>Expenses</b>		<b>Monthly</b>	<b>Annual</b>
RE Tax		\$ (4,499.86)	\$ (53,998.36)
Insurance		\$ (2,181.79)	\$ (26,181.47)
Water		\$ (45.11)	\$ (541.32)
Electric		\$ (1,037.76)	\$ (12,453.12)
Gas		\$ (115.37)	\$ (1,384.43)
<b>Total Expenses</b>		\$ (7,879.89)	\$ (94,558.70)
<b>NOI</b>		\$ 30,120.11	\$ 361,441.30

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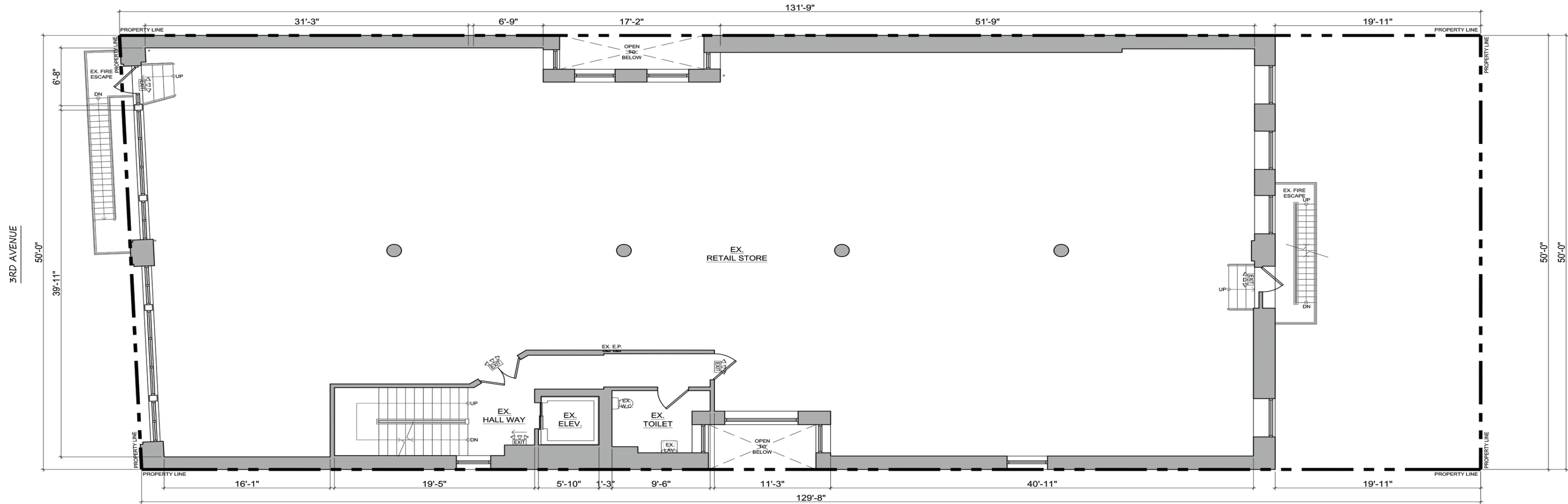


## 2nd Floor Plan

**4,760rsf**

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2 EXISTING 3RD FLOOR PLAN  
SCALE: 3/16" = 1'-0"

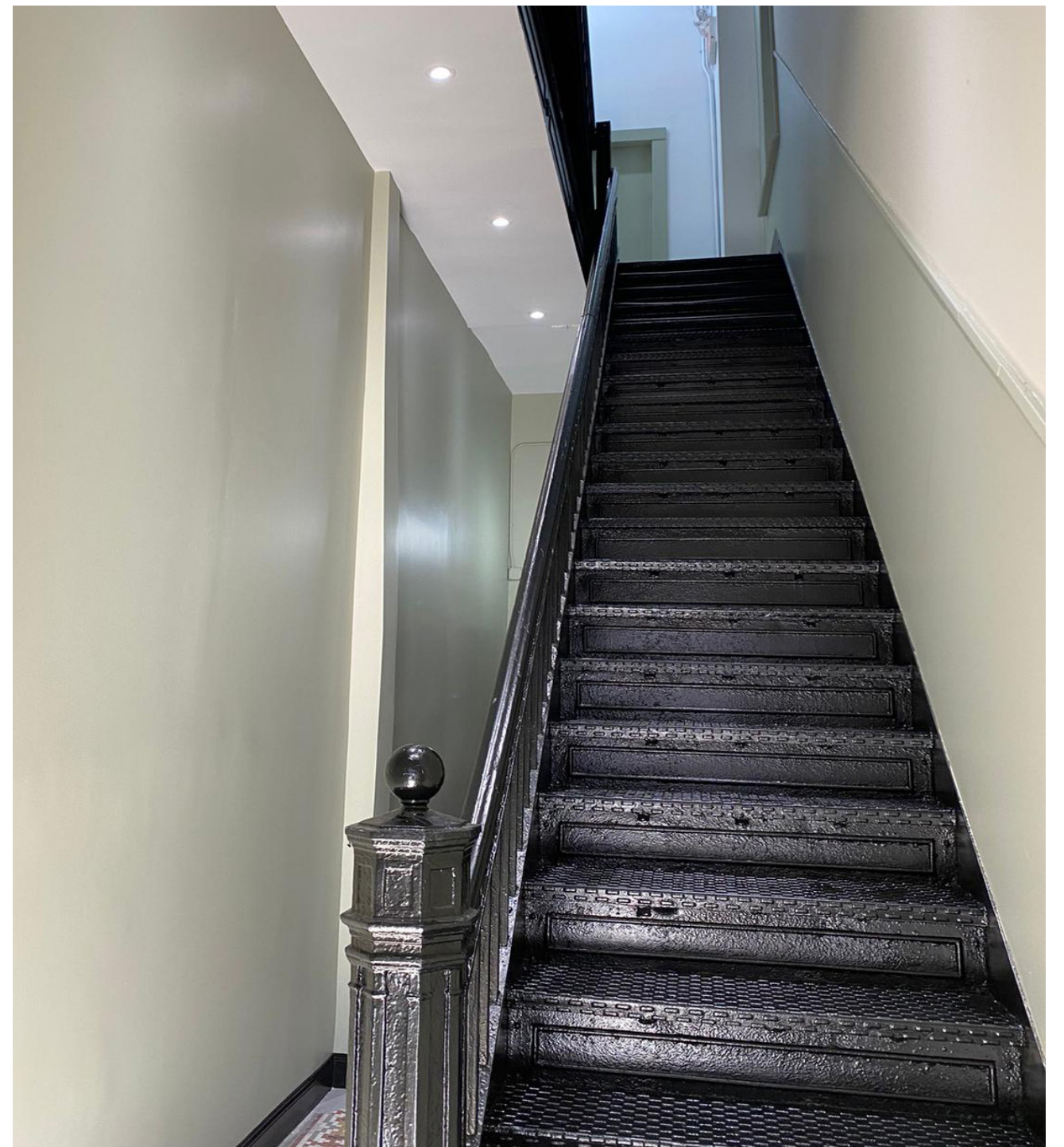


## 3rd Floor Plan

**4,959rsf**

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JLR Realty Inc

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