

Prime Retail Mixed Use **RETAIL PROPERTY FOR Sale**

2486 Webster Avenue

N/E/C 189th St., Just south of Fordham Rd.

The Bronx, NY 10458

PLOT: 5,300 sq. ft ZONE: C4-4 FAR: 3.44 Built: 2

Can Deliver Vacant

50' Front on Webster & 103' Front on 189th, Can build 3rd Fl. & Poss. Pt. 4th Fl.
Presently 2 Story building with retail on the ground fl. with 2nd Fl. ideal for Retail or
Medical Offices & basement also ideal for Medical Offices

SPACE:	Ground, 5,000+/-	2nd Fl. Rented 5,000+/- SF	Basement Rented, Buyer can 5,300+/- Cancel
Est. Rental:	\$300,000@\$60/SF	\$165,000	\$53,000, Est. Val. \$25/SF

Est. Pro former Gross I:	\$597,500
Est. Vac. @4%	<u>23,900</u>
Est. Opr. I	\$573,600

Est. Expenses:	
Taxes:	\$41,661
Ins.:	\$ 7,100
Leasing/Work:	\$ 6,000
Mgt.:	<u>\$ 5,500</u>
	<u>\$65,781.</u>

Est. NOI: \$ 507,819 Price: \$7.5 Mil. @6.8+/- CAP

**COMMENTS: The Bronx's No 1 Market, Macy's, Just Opening 100' Away,
New 20,000 SF Pre School leased next door**

New Bus Depot 1 block away with 8 Buses

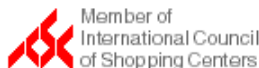
Next to 130k SF Office building:

Walgreen, Best Buys, 24 Hr Fitness, NYC High School 50K SF, Burlington Coat Factory
just North of Fordham, & Applebee's, Finish Line, T.J. Maxx on Park Ave.

For further details on this property contact exclusive agent: **BARRY FIELDS**

212-994-3203

*E-Mail: barry.fields@ccrny.com



Barry was recently designated an "Industry Leader" by Real Estate Weekly

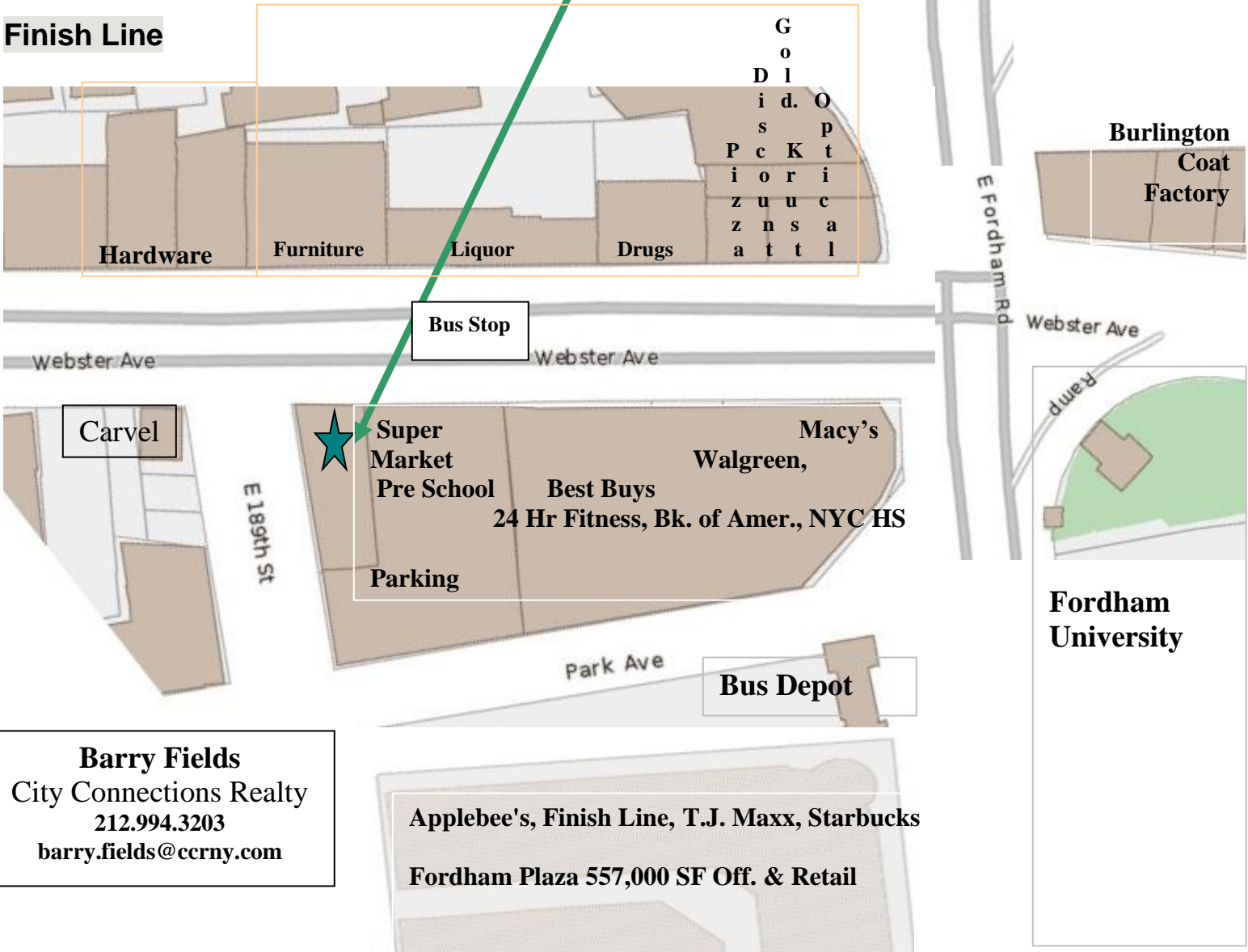
No Warranty or representation express or implied is made as to the accuracy of the information contained herein, and same is submitted subject n to errors, omissions, change of price or rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

Buyer or Tenant must verify the information and bears all risk.



SUBJECT

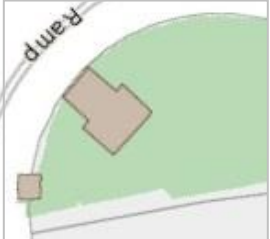
Finish Line



G
o
D l
i d. O
s p
P c K t
i o r i
z u c
z n s a
a t t l

**Burlington
Coat
Factory**

Bus Stop



**Fordham
University**

Barry Fields
City Connections Realty
212.994.3203
barry.fields@ccrny.com

Applebee's, Finish Line, T.J. Maxx, Starbucks
Fordham Plaza 557,000 SF Off. & Retail