

**FOR  
SALE**

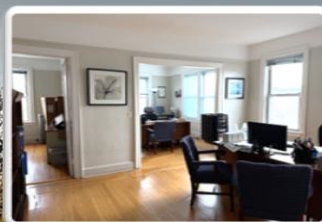
**MIXED-USE  
THE BRONX**

**RETAIL &  
OFFICE**

**ASKING  
\$1,225,000**

**6.1%  
CAP**

**\$449  
/SF**



## PERFECT FOR INVESTOR OR USER: TWO-STORY RETAIL AND OFFICE BUILDING WITH REAR PARKING LOCATED NEAR THE CASTLE HILL TRAIN STATION

**1325 Castle Hill Avenue, The Bronx** - Team Lala of RM Friedland is exclusively presenting this two-story brick commercial building located along Castle Hill Avenue, a well-traveled corridor in the Bronx known for its mix of neighborhood services and professional offices.

The property features two large awnings that advertise its current occupants, a property management company and a local law office, along with wide storefront windows that provide excellent street visibility.

The building includes a steel and glass entry door, an intercom system, and camera coverage throughout the interior. The main stairwell is wood, and the lobby and hallways are neatly painted, reflecting a well-kept condition throughout.

The upper two floors are occupied by one office tenant, with the top level configured as five rooms plus a bathroom, formerly used as an apartment, and providing access to the roof through a hatch.

The roof is a silver-coat rubber system in good condition and supports the building's heating and air-conditioning equipment.

The property benefits from a shared driveway with three parking spaces located at the rear. Electrical meters are situated in the basement, and two above-ground 250-gallon oil tanks supply #2 oil to the heating system.

The building is ideally located at the corner of a block that includes the Castle Hill Avenue MTA 6 train station, providing direct service to Manhattan.

The surrounding area offers convenient access to neighborhood shopping, dining, healthcare, and other daily needs. Montefiore Bronx East is located nearby, and the property also enjoys quick access to the Bruckner Expressway, connecting to other major routes throughout the Bronx and beyond.

### FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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# PROPERTY & FINANCIAL OVERVIEW

1325 Castle Hill Ave, Bronx, NY 10462 (BBL– 2039350073)



**2,730 Total SF**  
**2 Total Units**  
**\$110,400 Gross Rent**  
**\$74,679 Net Operating Income**

**ASKING \$1,225,000**

**\$449 /SF**  
**\$613K /Unit**  
**11.1 x Rent**  
**6.10% CAP**  
**4.0% - 5.6% C/C Return**

## BUILDING DETAILS

- 2 Total Units
- No Residential Apartments
- 2 Commercial Units
- 1 Building, 3 Stories, Built 1930
- Office Only 2-6 Stories (O2)

## BUILDING SIZE/SF

- 21 ft x 50 ft
- 2,730 Gross SF
- 2,730 Commercial SF

## PARCEL SIZE & ZONING

- 2,613 Square Feet
- 25 ft x 104.5 ft
- R6 Wide, C1-2 Zone
- Max FAR: 3.00 - 4.80 (CF)

## FINANCING ILLUSTRATION

Interest Rate	6.000%
Amortization	30 Years
34.8% Down	\$427K
65.2% LTV	\$798K
Annual Debt Service	-\$57,446
DSCR & Debt Yield	1.3 & 9.4%
Cash Flow: Cautious	\$17,234
Cash Flow: Optimistic	\$23,758

☆ Optimistic scenario assumes efficient self-management and 100% rent collection.

## ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$110,400
3.0% Vacancy & Collection Allowance	(\$3,312)
Gross Operating Income (GOI)	\$107,088
Estimated Expenses	(\$32,409)
<b>Net Operating Income</b>	<b>\$74,679</b>

## ESTIMATED ANNUAL EXPENSES

RE Tax	\$11,863 /unit	(\$23,725)
Insurance	\$1,650 /unit	(\$3,300)
Repairs & Maintenance	\$550 /unit	(\$1,100)
Legal, Reserves & Misc.	1.00% of GOI	(\$1,071)
Management	3.00% of GOI	(\$3,213)
<b>Total Expenses</b>		<b>(\$32,409)</b>
		29% of GSI ◦ \$11.87/SF



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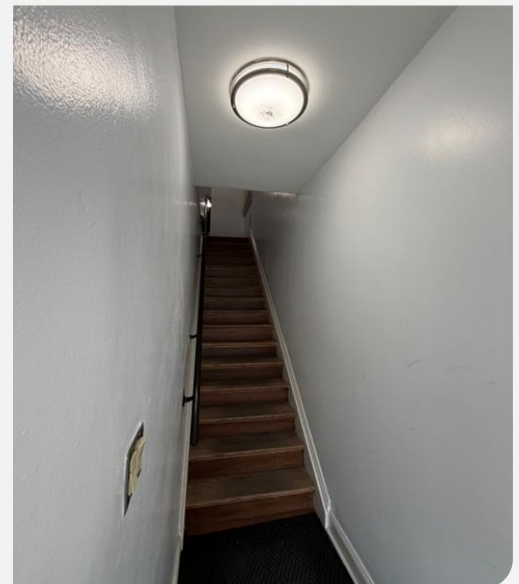
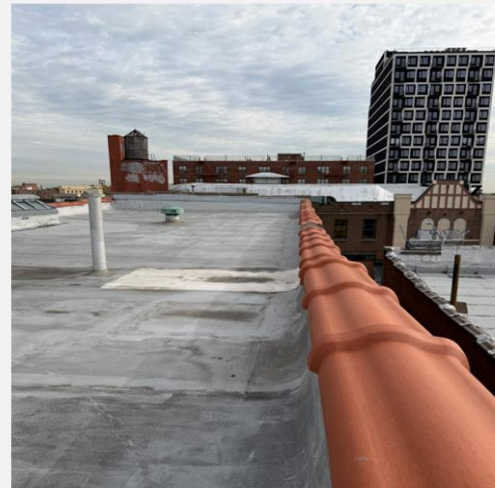
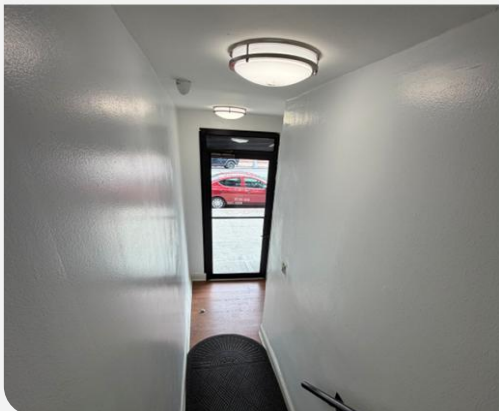
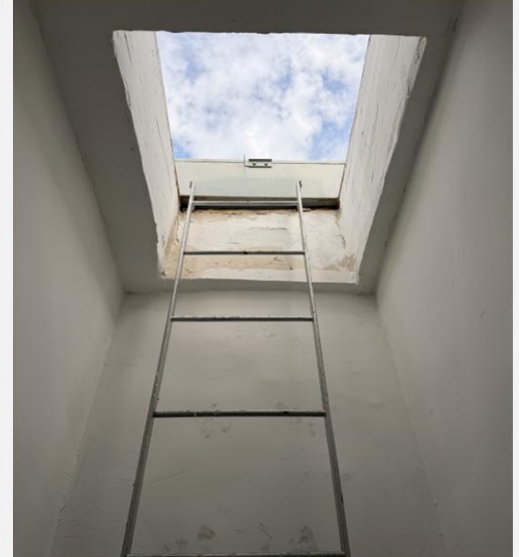
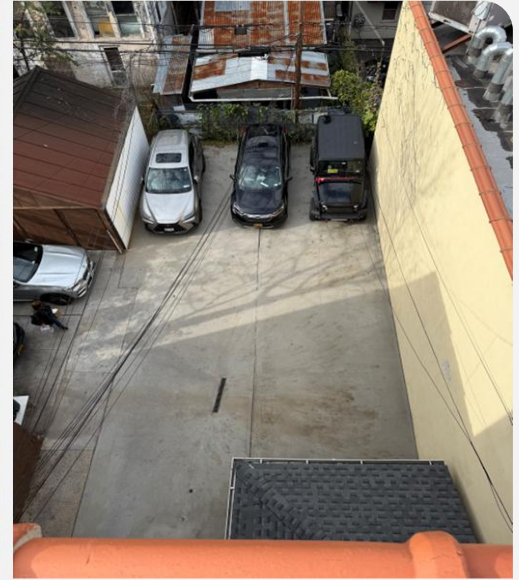
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# 1325 CASTLE HILL AVE



## 1325 CASTLE HILL AVE



# 1325 CASTLE HILL AVE

**1325 CASTLE HILL AVENUE, 10462**

Bronx (Borough 2)

Block 3935

Lot 73

**Zoning District**

R6 C1-2

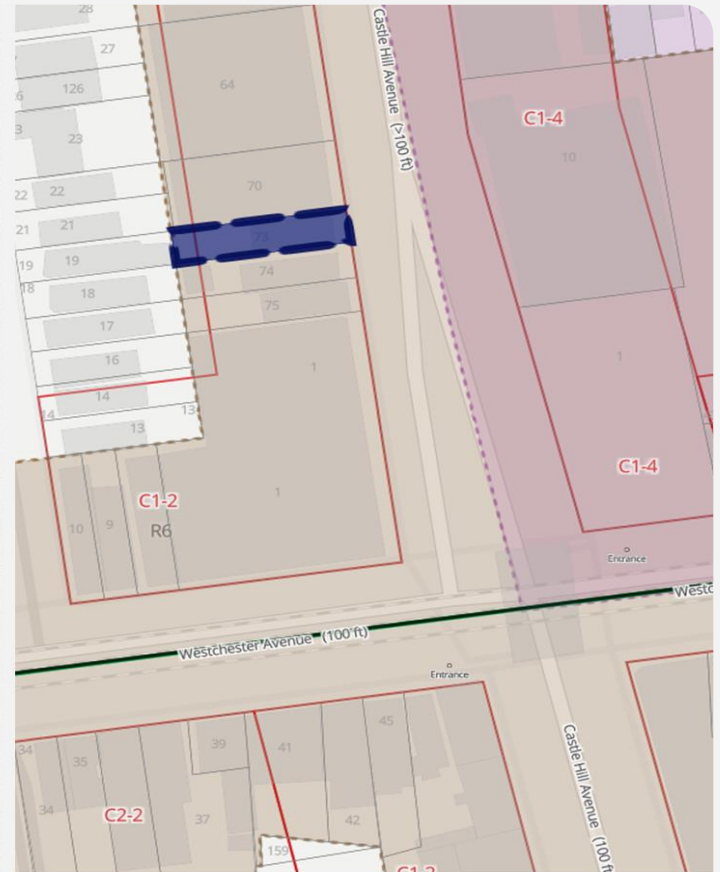
**Intersecting Map Layers**

FRESH Zone

Appendix I

**SOURCE**

<https://zola.planning.nyc.gov>



RENT ROLL: 1325 CASTLE

P = projected or estimated

Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Lease Expires	Notes
Ground	Retail	\$6,500.00	\$6,500.00 P	910 sf	\$86/sf/yr	MTM	Law Office
2nd & 3rd	Office	\$2,700.00	\$2,700.00 P	1,820 sf	\$18/sf/yr	Owner Occupied	Mgmt Office Delivered Vacant
Other							3-4 Car Parking

TOTALS	Monthly	\$9,200	\$9,200	2 Units	Building Averages:	Com. Rents:
	Annual	\$110,400	\$110,400	2,730 SF	\$40.44/SF, \$4,600/unit	\$40.44 /SF

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**LALA**  
REALTY GROUP

*of*

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

**We Sell Buildings & Land  
28 Year Track Record  
\$2 Billion In Gross Sales  
New York & New Jersey**



*Marco Lala*



*Jack Lala*



*Dave Raciti*



*Michelle Lala*

**Our Team Of Advisors  
Provides **Free** and **Confidential**  
Property Evaluations, Equity  
Reviews, & Consultations**

**Reach Out Anytime**  
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