

Closed 4/27/26

SALE PRICE
\$7,850,000

10.2%
CAP

4.3
x Rent

\$63
/SF

\$76K
/Unit



TRIPLE ELEVATORED 103-UNIT POSTWAR BRONX MULTIFAMILY WITH TILE-AND-TERRAZZO LOBBY • INDOOR PARKING • RECENT CAPEX • FULL BLOCKFRONT

80 McClellan Street, The Bronx - Team Lala of RM Friedland facilitated the sale of this well-maintained, elevatoreD, postwar multifamily property consisting of one hundred three residential apartments located along McClellan Street in the Concourse section of the Bronx. Built in 1966, the six-story, semi-fireproof building totals approximately 124,800 square feet on a 21,223-square-foot R8-zoned parcel and features large, efficient apartment layouts averaging 1,066 square feet per unit. The combination of spacious units, consistent management, and ongoing physical upkeep makes this an appealing long-term investment.

The property features a steel-and-glass entrance leading to a bright, tiled entryway and a terrazzo lobby accented by tiled walls and steel-and-marble staircases. Three elevators service all floors, ensuring efficient vertical access throughout the building. The roof is a silver-coated rubber system in good condition, and recent exterior improvements include parapet-wall, stucco, and flashing repairs along with fresh pointing completed within the past two years.

Mechanical systems include a dual-fuel boiler operating primarily on natural gas with a heat-timer control system, a 5,000-gallon above-ground #2 fuel-oil tank, and a computerized heat-management setup. Apartments are equipped with circuit breakers throughout, with **landlord-supplied cooking gas**, and gas meters are located in the basement. A laundry room is available for residents, and the property's overall infrastructure reflects ongoing attention to efficiency and compliance.

The building offers indoor parking and contains a diverse mix of studio, one-, two-, and three-bedroom layouts well suited to long-term tenancy and family demand within this stable Bronx submarket.

Located within the broader Concourse area, the property benefits from convenient access to public transportation, shopping, dining, and neighborhood services. The surrounding area includes nearby parks and healthcare facilities that contribute to its overall livability and tenant appeal.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

LALA REALTY GROUP

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES



Marco Lala • (914) 380-3806
mlala@rmfriedland.com



David Raciti • (914) 775-7322
draciti@rmfriedland.com

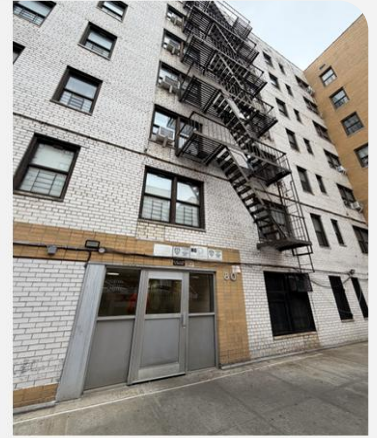


Jack Lala • (914) 363-7903
jlala@rmfriedland.com

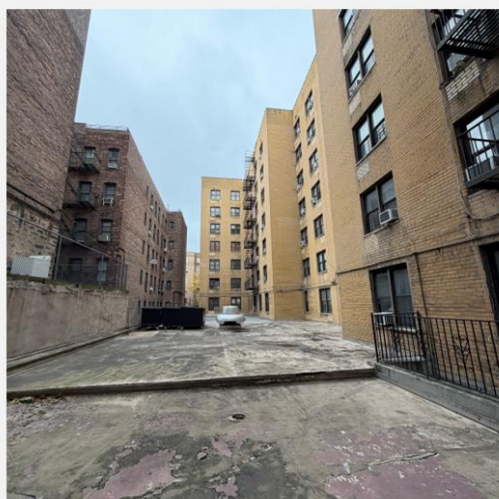
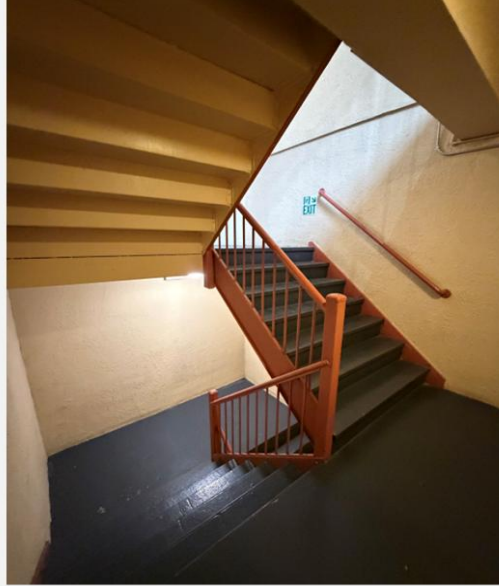


Michelle Lala • (914) 861-3183
mplala@rmfriedland.com

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Marco Lala



Jack Lala



Dave Raciti



Michelle Lala

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Reach Out Anytime
team.lala@rmfriedland.com
teamlalacre.com