

Closed 4/15/26

SALE PRICE
\$3,420,925

9.4%
CAP

3.7
x Rent

\$60
/SF

\$63K
/Unit



CLASSIC ELEVATED BRONX MULTIFAMILY WITH LARGE UNITS, BLENDING ART DECO CHARACTER W/ MODERN UPGRADES & ATTENTIVE MANAGEMENT

1915 Morris Avenue, The Bronx - Team Lala of RM Friedland closed out the sale of this elevated, multifamily property consisting of fifty-four residential apartments located on Morris Avenue in The Bronx. This asset combines prewar craftsmanship, modern systems, and consistent management with spacious unit layouts well suited to long-term tenancy and family demand.

This six-story, semi-fireproof building totals approximately 57,000 square feet on a 12,600-square-foot R8-zoned parcel, with an average apartment size estimated at over 900 square feet. Many of the larger C-line units feature three bedrooms and multiple baths, offering generous layouts that cater to family occupancy and tenant retention.

The building's classic prewar Art Deco façade is complemented by modern interior finishes, including a glass and steel entrance, tiled lobby, and steel and marble staircases.

It also features a recently upgraded elevator with a new motor and computerized controls installed six years ago.

Additional highlights include a rubber silver-coat roof in good condition, an intercom and camera security system, and circuit breakers throughout the apartments.

The mechanical systems are anchored by a 2018 dual-fuel boiler currently operating on gas. A laundry room is located on-site for tenant convenience, and gas meters are housed in the basement for easy access.

Situated in the Bronx's Mount Hope neighborhood, the building benefits from proximity to public transportation, schools, local retail corridors, and essential community services. Its combination of scale, architectural character, and modern infrastructure positions this property as a reliable and attractive long-term investment opportunity.

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

1915 MORRIS AVE



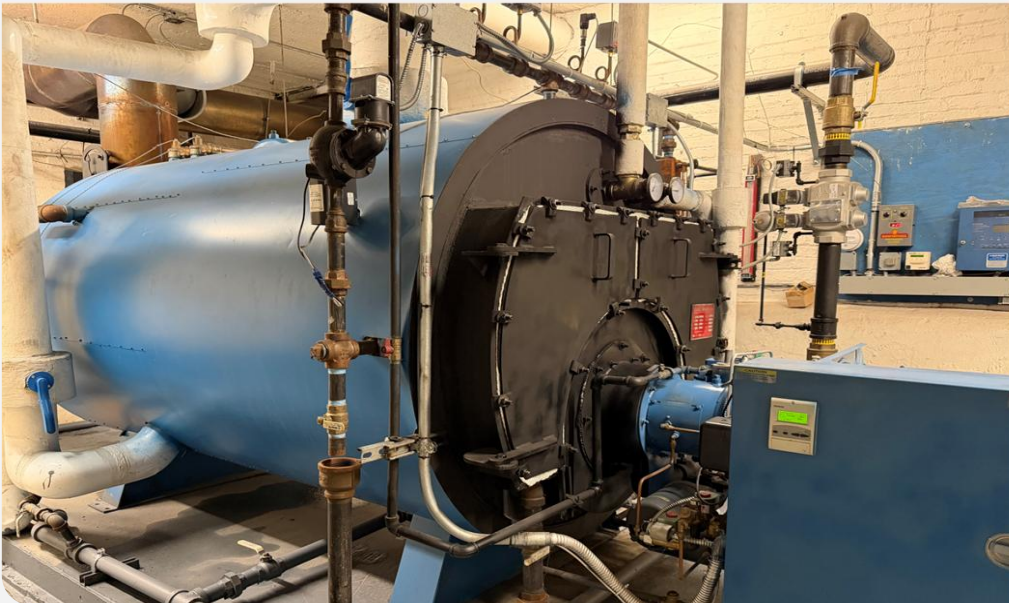
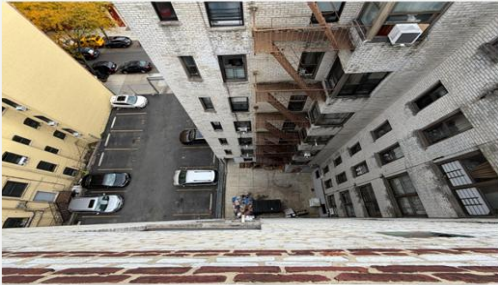
All information herein is derived from what we consider reliable third party sources and is provided without warranties of any kind, either express or implied. We do not represent that said information is accurate or complete, and it should not be relied upon as such. Offerings are subject to errors, omissions, revisions, price changes, or withdrawal without notice.

LALA
REALTY GROUP

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

RM Friedland LLC, Lala Realty Group LLC, RM Friedland CT, LLC, and/or their respective agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. Conduct a careful and independent examination of the property to determine to your satisfaction its suitability to your needs.

1915 MORRIS AVE



All information herein is derived from what we consider reliable third party sources and is provided without warranties of any kind, either express or implied. We do not represent that said information is accurate or complete, and it should not be relied upon as such. Offerings are subject to errors, omissions, revisions, price changes, or withdrawal without notice.

LALA
REALTY GROUP

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

RM Friedland LLC, Lala Realty Group LLC, RM Friedland CT, LLC, and/or their respective agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. Conduct a careful and independent examination of the property to determine to your satisfaction its suitability to your needs.

1915 MORRIS AVE

1915 MORRIS AVENUE, 10453

Bronx (Borough 2)

Block 2828

Lot 30

Zoning District

R8

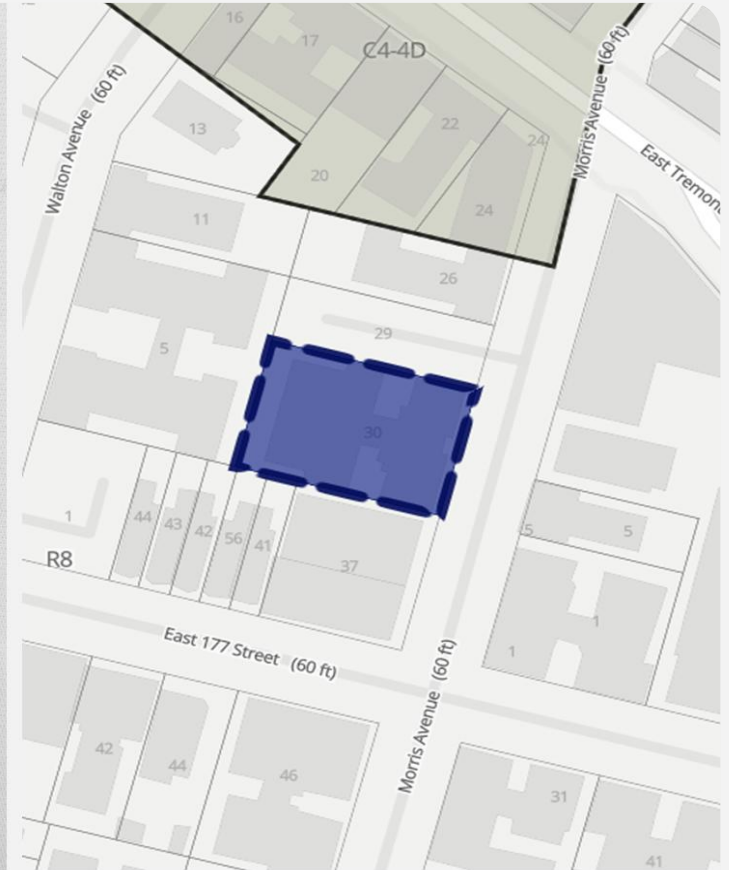
Intersecting Map Layers

FRESH Zone

Appendix I

SOURCE

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



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
team.lala@rmfriedland.com
teamlalacre.com