

Closed 4-17-26

SALE PRICE
\$4,337,675

10.1%
CAP

4.3
x Rent

\$65
/SF

\$72K
/Unit



1954-BUILT & WELL MAINTAINED ELEVATORED 60-UNIT WITH DUAL-FUEL BOILER & LAUNDRY FACILITIES - FORDHAM HEIGHTS, THE BRONX

2805 Pond Place, The Bronx - Team Lala of RM Friedland closed out the sale of this six-story, 60-unit brick apartment building located on Pond Place in the Bronx. The property features a well-kept façade with extensive pointing completed around the building, a steel and glass entry door, and camera coverage throughout.

The building's entryway is clean and inviting, leading to a lobby finished with tile floors and half-tiled, half-painted walls. A modern intercom system provides secure access for residents. The elevator serves all floors, with the cab in good condition and the elevator room located on the roof.

The property does not include a basement; all mechanical and utility systems are housed on the ground floor. The heating system consists of a dual-fuel boiler currently operating on gas, accompanied by three hot-water tanks for summer use (one 68-gallon

and two 67-gallon tanks). The oil tank has been removed. The system is controlled by a computerized heat management system.

The ground-floor utility area contains water, gas, and electric meters, all neatly organized in a dedicated room. Additional amenities include a laundry room with five washers and three dryers, and a compactor room for refuse management.

The roof features a silver-coat rubber membrane in good condition, with well-maintained stucco and flashing.

Located in the Fordham Heights section of the Bronx, the property benefits from close proximity to public transportation, neighborhood retail, dining options, and essential community services. Its central location offers residents convenient access to schools, healthcare facilities, and major transportation routes across the borough.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

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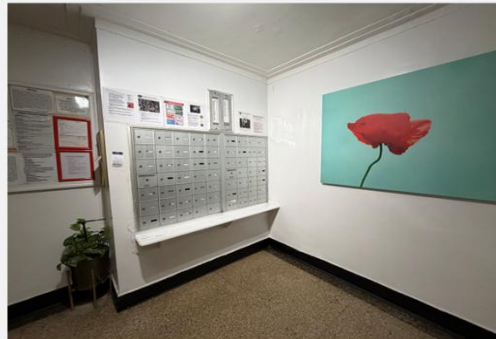


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2805 POND PL



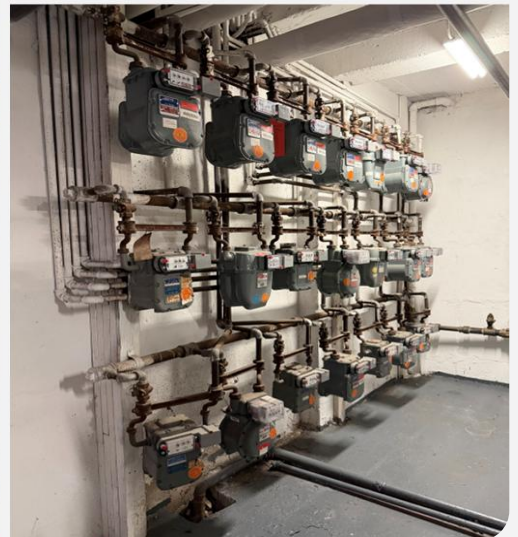
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