

Closed 6/18/26

SALE PRICE
\$1,350,000

10.6%
CAP

2.8
x Rent

\$67
/SF

\$52K
/Unit



EXTENSIVELY RENOVATED 26-UNIT MULTIFAMILY WITH MODERN SYSTEMS & UPGRADED COMMON AREAS — LITTLE ITALY IN THE BRONX

2363 Prospect Avenue, The Bronx - Team Lala of RM Friedland closed out the sale of this five-story, 26-unit brick apartment building located on Prospect Avenue in the Bronx. Blending classic Bronx masonry with contemporary infrastructure, the property has been extensively renovated throughout, including upgrades to the common areas, residential units, and major building systems.

The main entrance is highlighted by a new steel and glass door that opens to a marble-lined foyer. The lobby has been fully modernized with tile flooring, half-height marble walls, and fresh paint, creating a bright and professional appearance.

Interior features include steel and marble staircases and a newly installed intercom system. The basement contains updated gas and electric meter rooms, a dedicated cable room, and a water pump serving the sprinkler system.

The heating plant consists of a daisy-chain gas boiler paired with two 119-gallon hot-water tanks, all operated by a computerized control system that provides efficient and consistent performance. Each apartment is equipped with individual electrical breakers.

The roof features a silver-coat rubber roof in excellent condition, with restored parapet walls, coping stones, and chimneys. The building's bulkheads have been repainted, and thirty-six security cameras provide full coverage for this and the neighboring Prospect Avenue property.

Located near public transportation, neighborhood retail, and community amenities, the building offers residents convenient access to schools, healthcare, and multiple transit options throughout the Bronx.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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



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

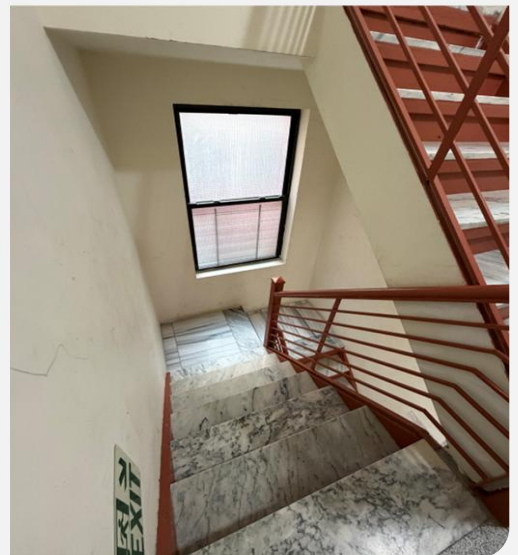
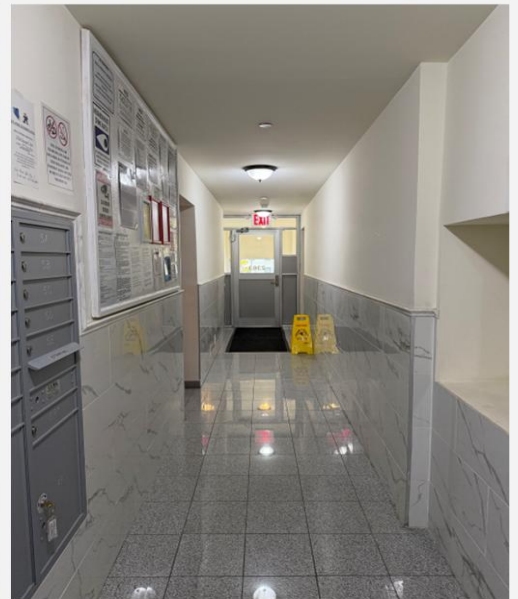


Jack Lala ◦ (914) 363-7903
jlala@rmfriedland.com

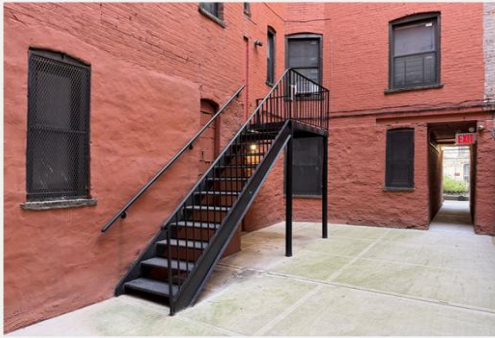
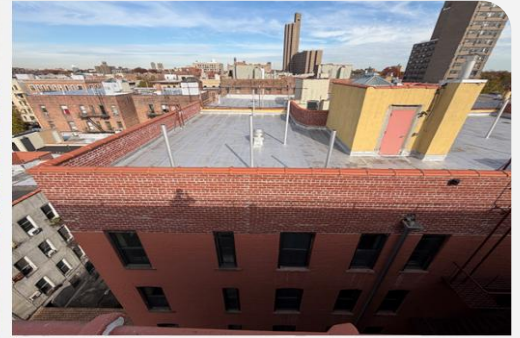


Michelle Lala ◦ (914) 861-3183
mplala@rmfriedland.com

2363 PROSPECT AVE



2363 PROSPECT 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.

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