

Closed 4-17-26

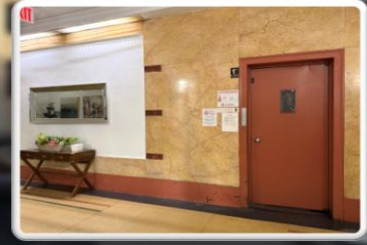
SALE PRICE
\$3,474,000

10.5%
CAP

4.0
x Rent

\$62
/SF

\$63K
/Unit



ELEVATED 55-UNIT WITH DUAL-FUEL BOILER, LAUNDRY FACILITIES, AND RUBBER ROOF IN GOOD CONDITION - FORDHAM HEIGHTS, THE BRONX

2388 Tiebout Avenue, The Bronx - Team Lala of RM Friedland closed out the sale of this six-story, 55-unit brick apartment building located on Tiebout Avenue in the Fordham Heights section of the Bronx. The property stands as a solid, well-maintained multifamily asset featuring clean common areas, durable finishes, and reliable mechanical systems.

A large black steel gate marks the main entryway, leading to a steel and glass front door with a modern intercom system and full camera coverage throughout the building. The entryway features marble walls and opens to a tidy interior with a steel and marble staircase that reflects the building's lasting quality.

The building is serviced by an elevator, with the cab in good condition and the machine room located on the roof.

The exterior façade shows ongoing care, including recent spot pointing, replacement of coping stones,

and other masonry maintenance. The roof has a silver-coat rubber membrane in good condition.

The basement includes a compactor room and a laundry facility equipped with four washers and two dryers. The electric, gas, and water meters are all located in the basement, along with the heating system.

The dual-fuel boiler, currently operates on gas and is managed by a computerized heat control system. A 5,000-gallon #2 oil tank is positioned in the basement near the laundry room.

Situated in Fordham Heights, the property enjoys close proximity to public transportation, neighborhood shopping, dining, and community services. Its location provides easy access to schools, healthcare facilities, and major transit routes connecting the Bronx and Manhattan.

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

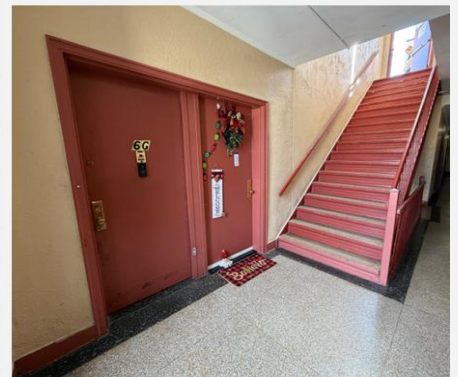
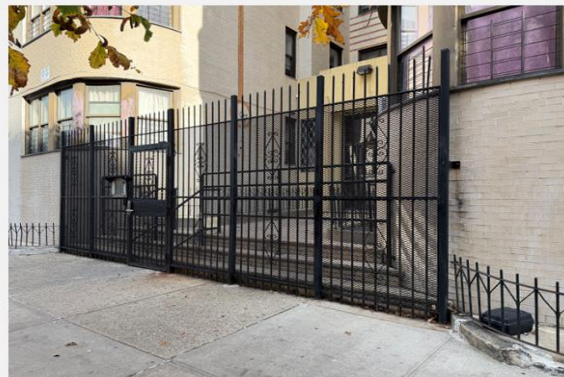


Jack Lala ◦ (914) 363-7903
jlala@rmfriedland.com



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

2388 TIEBOUT AVE



2388 TIEBOUT 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.



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