

In Contract

LAST ASK  
\$1,445,000

9.7%  
CAP

3.6  
x Rent

\$57  
/SF

\$50K  
/Unit



## ELEVATED 29-UNIT PREWAR BRONX MULTIFAMILY WITH DECORATED MODERN LOBBY • UPDATED 2018 BOILER • RECENT EXTERIOR CAPEX

**935 Ogden Avenue, The Bronx** - Team Lala of RM Friedland is pleased to exclusively present this well-maintained, elevated, prewar multifamily property consisting of twenty-nine residential apartments located along Ogden Avenue in the Highbridge section of The Bronx.

Built in 1928, the six-story, semi-fireproof building totals approximately 25,000 square feet on a 4,750-square-foot R7-1-zoned parcel and features efficient layouts averaging 767 square feet per unit. The property combines sound management, updated building systems, and steady rent performance, making it an attractive long-term investment.

The property features a steel-and-glass entrance leading to a tiled lobby and entranceway with modern decorative finishes that create a welcoming, contemporary feel. The interior common areas include steel-and-marble staircases, and the building's roof is a silver-coated rubber system in good condition. Exterior improvements,

including parapet-wall, stucco, and flashing repairs as well as pointing completed within the past two years, further reflect ongoing care and maintenance.

Mechanical systems include a 2018 dual-fuel boiler operating primarily on natural gas with a heat-timer control system, a 3,000-gallon above-ground #2 fuel-oil tank, and a computerized heat-management setup. Apartments are equipped with circuit breakers throughout, and the basement contains the gas meters.

A laundry room serves residents, and the building's overall infrastructure demonstrates consistent upkeep and operational efficiency.

Located within the Highbridge area, the property benefits from easy access to public transportation, shopping, dining, and neighborhood conveniences. The surrounding community includes nearby parks and healthcare facilities that contribute to its stability and tenant appeal.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

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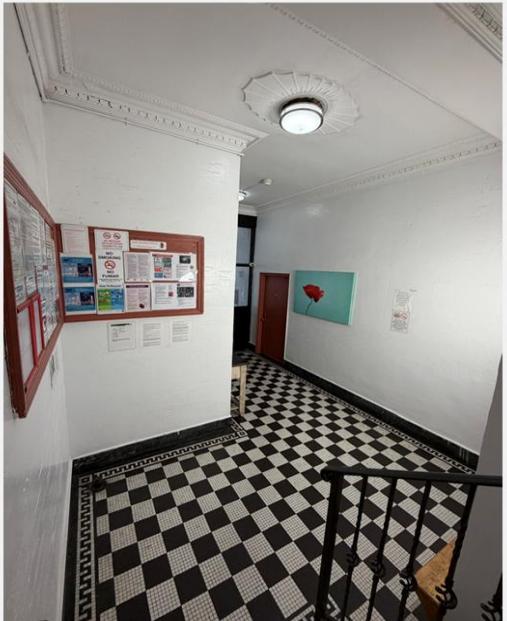
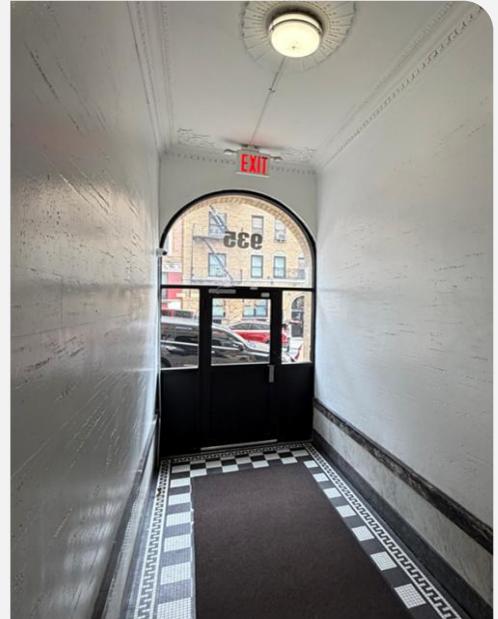


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# 935 OGDEN AVE



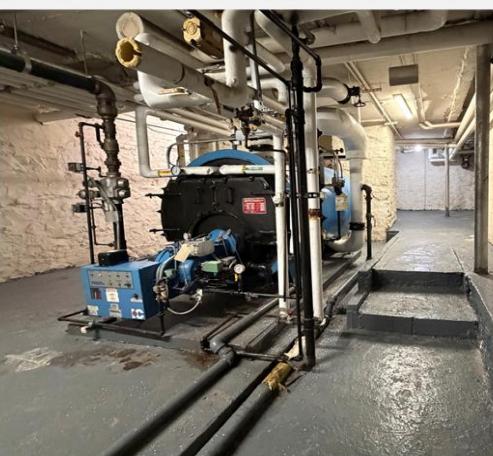
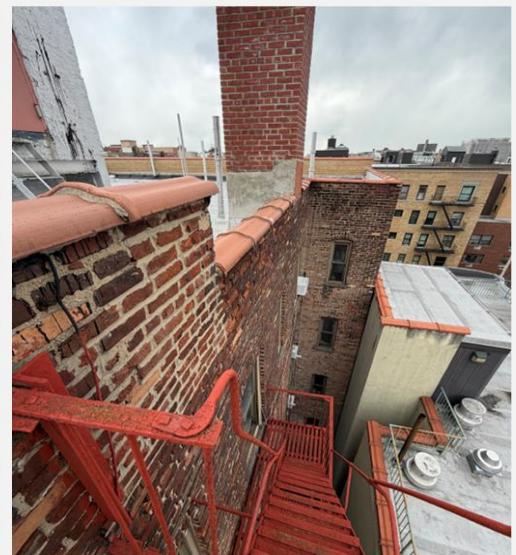
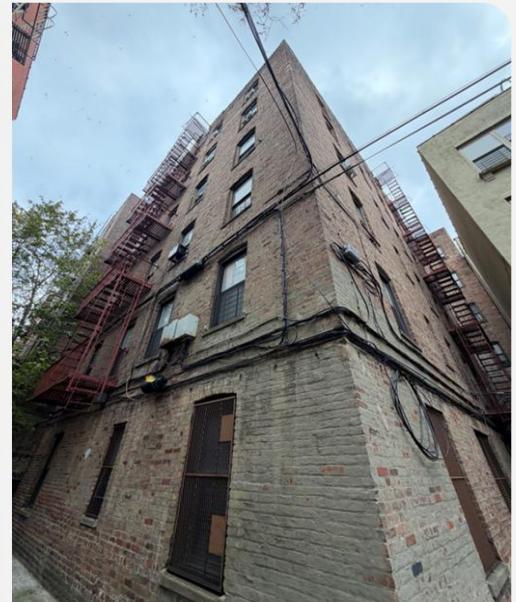
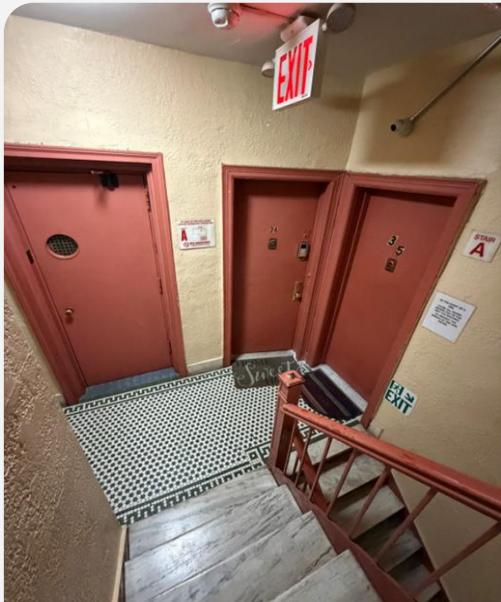
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# 935 OGDEN AVE



935 OGDEN AVE

**935 OGDEN AVENUE, 10452**

Bronx (Borough 2)  
Block 2524  
Lot 18

## **Zoning District R7-1**

# Intersecting Map Layers

## FRESH Zone

## Appendix I

**SOURCE**





**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**

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