

In Contract

LAST ASK
\$2,500,000

10%
CAP

3.8 x
Rent

\$67
/SF

\$58K
/Unit



**43 UNITS – \$500K IN RECENT CAPEX – EXCEPTIONALLY MAINTAINED
LONG-TERM FAMILY ASSET – FORDHAM SHOPPING – MTA STATIONS**

2256 Walton Avenue, The Bronx – Team Lala of RM Friedland is pleased to present 2256 Walton Avenue, a five-story, all-brick, walkup apartment building containing 43 residential units. Built in 1926, the property spans approximately 37,056 gross square feet.

The building offers a gated front courtyard, updated brickwork on the entrance stairs, and a clean lobby highlighted by artwork and steel-and-marble staircases.

Security features include 17 cameras, an intercom system, LED lighting, and hardwired smoke detectors.

Hallways contain newer windows, and the basement includes electric and gas meter rooms along with the super's apartment. Two walk-in units are present on the ground floor.

Mechanical systems include a dual-fuel boiler originally installed in 1987 but subsequently upgraded, with remote monitoring capability via six to seven sensors. Heat and hot water are supplemented by an above-ground 5,000-gallon oil tank (#2 fuel).

Laundry facilities are located in a gated area accessible from the front courtyard, equipped with four washers and two dryers.

The roof is a torched-down silver coat rubber system, with pointing, flashing, coping stones, and courtyard walls all in solid condition.

Recent capital investments total nearly \$500,000, including apartment renovations, electrical upgrades, building-wide pointing, gas line and meter replacement, and a burner/boiler gas conversion.

This location benefits from excellent public transportation access, including subway on the Grand Concourse and Jerome Avenue within a few minutes' walk. There are multiple bus routes nearby. Residents enjoy strong walkability, with a variety of shopping, restaurants, and services along Jerome Avenue and Burnside Avenue. Parks and playgrounds are within a short walk.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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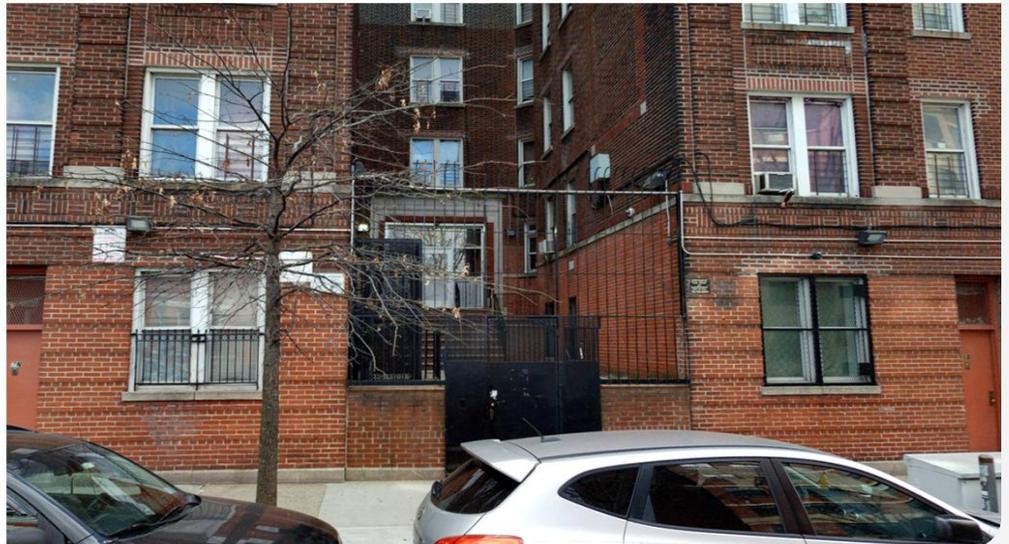
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2256 WALTON AVE



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LALA
REALTY GROUP

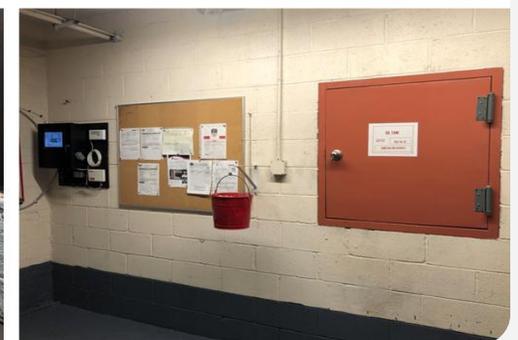
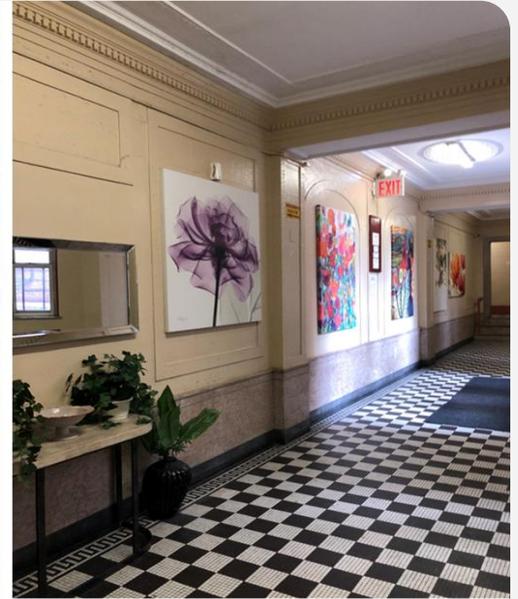
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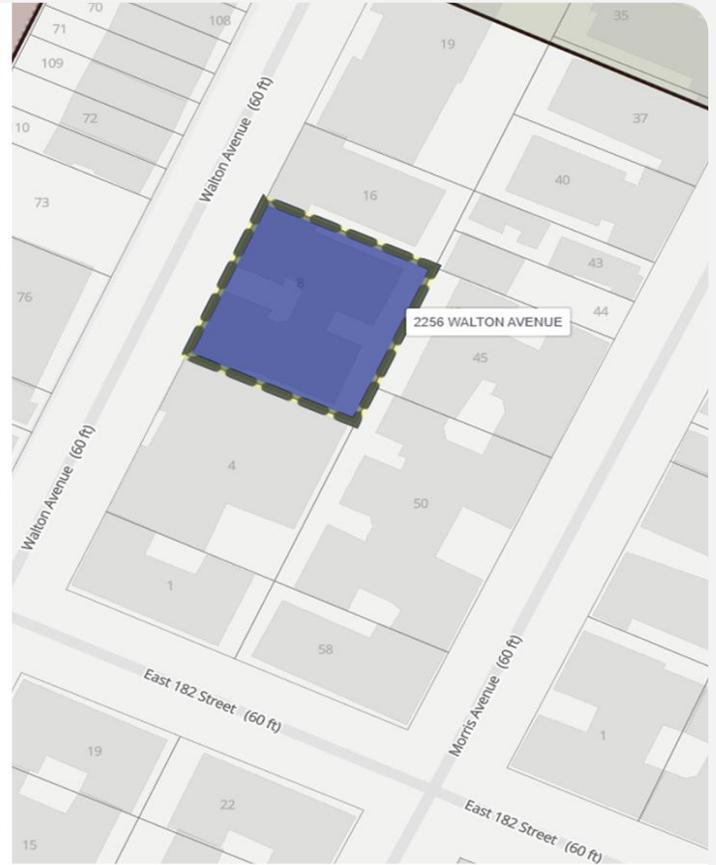
2256 WALTON AVENUE, 10453

Bronx (Borough 2)
Block 3182 | Lot 8

Zoning District
R8

Intersecting Map Layers
FRESH Zone
Appendix I

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



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