

Closed 4/16/26

SALE PRICE
\$5,417,500

10.1%
CAP

4.5
x Rent

\$117
/SF

\$81K
/Unit

67-UNIT BRICK MULTIFAMILY IN FIELDSTON NEAR MANHATTAN COLLEGE & MTA STATION

4652 Manhattan College Parkway and 215 West 242nd Street, The Bronx - Team Lala of RM Friedland just facilitated the sale of this two-building, 67-unit multifamily package located in the Fieldston/Riverdale section of the Bronx, steps from Manhattan College.

Built in 1923 and spanning five stories each, these all-brick buildings feature updated steel and glass entry doors, intercom systems, security cameras throughout, and marble staircases. Both properties share a silver coat rubber roof system and benefit from recent capital improvements, including an upgraded skylight, fresh pointing, refurbished parapets, and updated flashing. Select ground-floor units are walk-in.

West 242nd houses the mechanicals for both buildings, including a 2010-installed dual-fuel boiler (No. 4 oil) with a 4,000-gallon tank, and electric meters in newer condition. A single gas meter in the basement services the boiler. Electric meters are located in the basement of Manhattan College Parkway, while gas meters are inside apartments.

Residents benefit from immediate proximity to the 242nd Street–Van Cortlandt Park 1 Train station, providing direct subway access into Manhattan. The property is also within walking distance to Manhattan College, the expansive Van Cortlandt Park, and a variety of nearby amenities, including local shopping, entertainment, and dining along Broadway and Riverdale Avenue.



\$1,208,773
Gross Income

\$549,137
NOI

67
Units

46,204
Total SF

Monthly Apartment Rent:
\$1,526/unit, \$464/room

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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



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



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



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

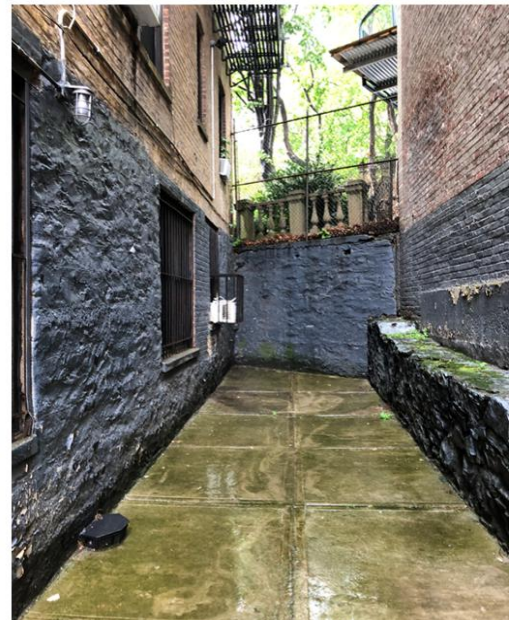
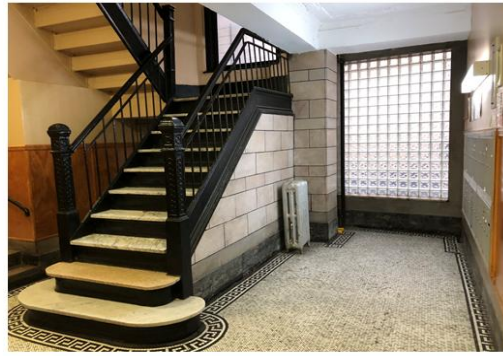
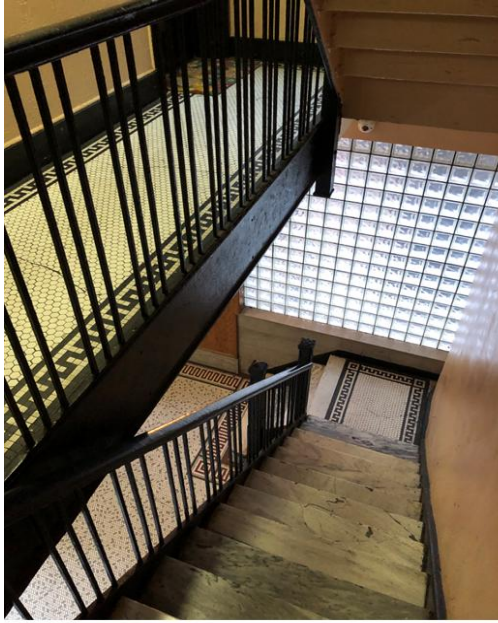
4652 MANHATTAN COLLEGE PKWY & 215 W242ND ST



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.



4652 MANHATTAN COLLEGE PKWY & 215 W242ND ST



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