

**GRAND CONCOURSE  
MULTIFAMILY HIGH-RISE**

**SALE PRICE  
\$9,500,000**

**10.4%  
CAP**

**4.7  
x Rent**

**\$63  
/SF**

**\$81K  
/Unit**

**CLOSED — SEP/17/2025**



**117  
Units**

**150,000  
Total SF**

**\$2,040,197  
Gross Income**

**Residential Rents:  
\$1,382/month /unit  
\$378 /month /room**

**TEAM LALA OF RMF FACILITATES SALE ON A 9-STORY HIGH-RISE ON THE GRAND CONCOURSE — FEATURING 113 APARTMENTS, 3 RETAIL SPACES, AND A MEDICAL OFFICE — AT THE CORNER OF KINGSBRIDGE ROAD**

**2665 Grand Concourse, The Bronx** - This nine-story brick building comprises 113 residential apartments (including two rooftop penthouse suites), one office and three commercial spaces. It is situated at the northwest corner of the Grand Concourse and Kingsbridge Road in The Bronx.

The subject property features an appealing steel and glass entrance, two elevators, a spacious marble-tiled lobby with columns, a 40-camera security system, an intercom system, copper plumbing, a rubber roof, a

rooftop water tank, a well-maintained boiler installed in 1980, and two 5,000-gallon oil tanks (#2 oil).

Additionally, Verizon and Optimum services are available throughout the property and commercial tenants have their own water meters.

The laundry room is equipped with seven washers and six dryers under contract with Hercules. Apartments feature high ceilings and recent renovations, including stainless steel appliances.

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

**LALA REALTY GROUP**

**RM FRIEDLAND**

LODI, NJ & HARRISON, NY  
TEAMLALACRE.COM & RMFRIEDLAND.COM

**DISCLAIMER:** All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, wither express or implied. RM Friedland LLC, Lala Realty Group LLC and their respective agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property to your needs.

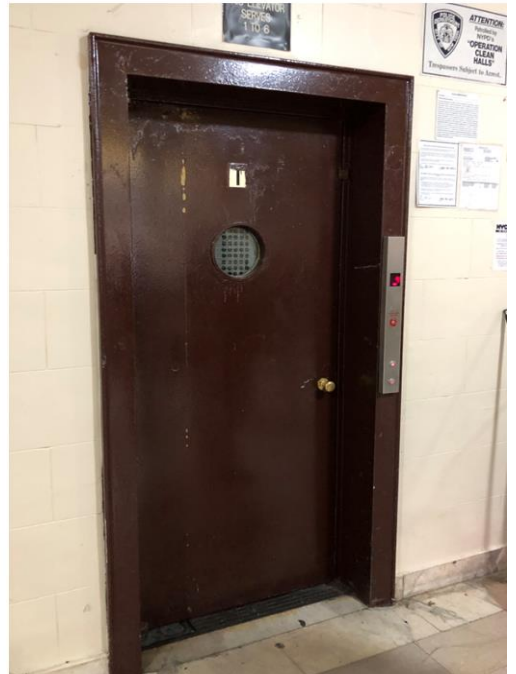
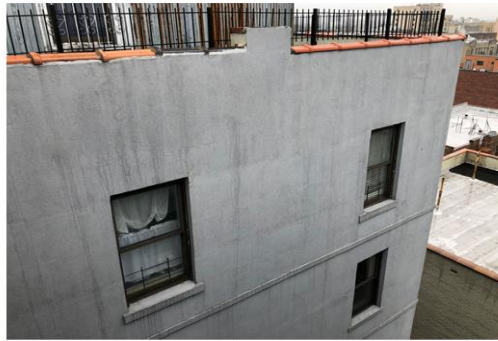


# 2665 GRAND CONCOURSE





# 2665 GRAND CONCOURSE





**LALA**  
REALTY GROUP

*of*

**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES

**We Sell Buildings & Land  
30 Year Track Record  
\$1,800,000,000+ Gross Sales  
New York & New Jersey**



*Maro 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](mailto:team.lala@rmfriedland.com)**  
**[teamlalacre.com](http://teamlalacre.com)**