

2407 Beaumont Avenue

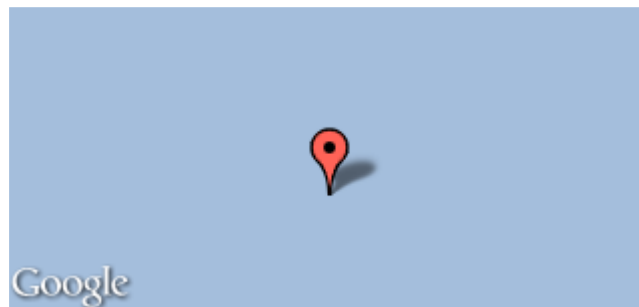
Townhouse · Block & Lot 3090-25 · Other Bronx

Massey Knakal is pleased to present 2407 Beaumont Avenue, a 14-unit, 4-story walk-up apartment building located in the Little Italy/Belmont section of the North Bronx. Projected annual income is about \$192,000, and the average monthly residential rent is only \$1,191. The building is comprised of 8 two-bedroom and 5 one-bedroom. The one-bedroom units offer a "flex-style" configuration, where a wall has/could be added to make a second bedroom (see Rent Roll for details). There is also a "Store/Office" space in the basement that could be rented for \$500/month. The #2 boiler is ~15 years old, there is a 1,080 gallon fuel tank, electric and gas meters are in the basement, and the roof is in good condition. There are no DOB/ECB violations on the property. Assumable financing available: Chase loan maturing 6/30/16; interest rate 6.63%; 30 yr amortization schedule; current balance ~\$793,000; 1% assumption fee. The property is located near the heart of Little Italy, is a short block from the famous "Arthur Avenue" commercial corridor and steps to Fordham University. This is an ideal investment for a local owner/operator, or first time investor.

\$1,350,000

- 13 Units
- 5 Floors
- 47 Rooms
- 13 Baths

Lot Dimensions: 25'x96'
Building Dimensions: 9000
Zoning: C1-4/R6



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