

**MULTIFAMILY
FOR SALE**

**Bronx, NY
Norwood Area**

**25 Total
Apartments**

**Webster Avenue Just off
East 204th Street**



A Norwood Bronx Multifamily Building With Potential For A High Visibility Billboard On Webster Avenue Just Off East 204th Street



3091 Webster Ave, Bronx, NY 10467 (Parcel #: 03331-0055)

The subject property is a walk-up apartment building located in the Bronx's Norwood neighborhood on the west side of Webster Avenue just south of East 204th Street.

The property consists of twenty five (25) residential apartments. There is potential for a large billboard on the south side of the building.

Features include: 16 security cameras, recent pointing and parapet wall repair, painted fire escapes, a steel entrance door, an intercom system, original detailed common areas with a steel and marble


staircase, a boiler with new tubes (2 years) and new coils (1 year) running on #2 oil, a 2,000 gallon above ground and encased oil tank, recent thorocoat on exterior, new gutters and a 2006 roof with a silver-coat finish.

Transportation includes the Metro North station two blocks away at Botanical Garden (20 minutes to midtown) as well as the MTA D train 205th Street Station. Plenty of local shopping along East 204th Street.

- 25 Total Apartments
- Many Apartments Are Renovated with Sheetrock
- Potential Billboard Income
- Webster Ave off E204th
- Residential Rents @ \$1,367/month /unit \$361 /month /room

CONTACT EXCLUSIVE AGENTS

 Marco Lala • 914.380.3806
mlala@rmfriedland.com

 David Raciti • 914.775.7322
draciti@rmfriedland.com

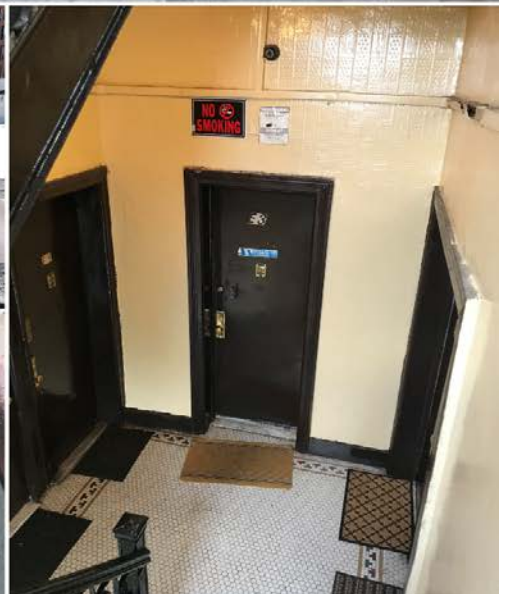
 Jack Lala • 914.363.7903
jlala@rmfriedland.com

 Michelle Lala • 914.861.3183
mplala@rmfriedland.com



All information contained herein is based upon information which we consider reliable, but because it has been supplied by 3rd 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, whether express or implied. RM Friedland LLC and its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You & your advisors should conduct a careful, independent examination of any property to determine to your satisfaction it's suitability to your needs.

3091 Webster Ave, Bronx, NY 10467 (Parcel #: 03331-0055)



3091 Webster Ave, Bronx, NY 10467 (Parcel #: 03331-0055)

