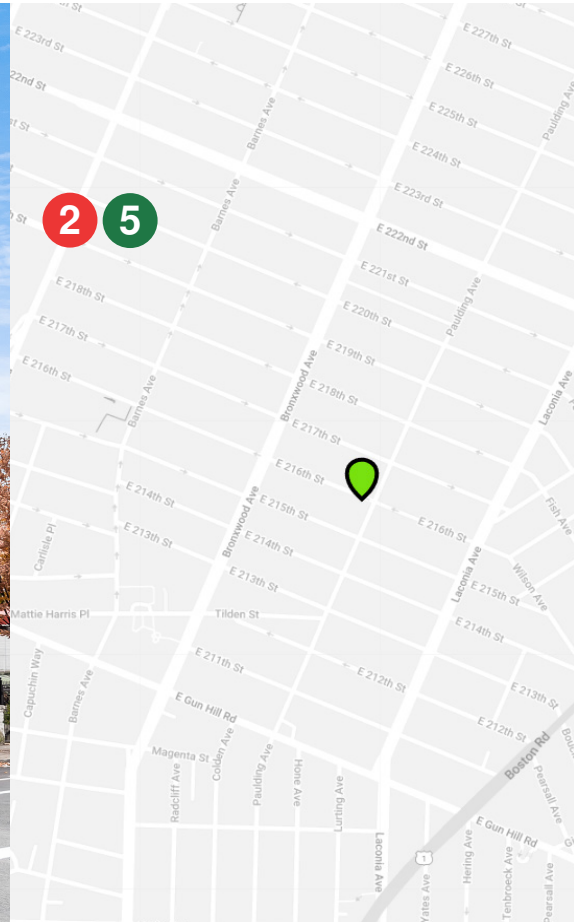


EXCLUSIVE LISTING



OFFERING PRICE

\$1,400,000

PROPERTY DESCRIPTION

BLOCK & LOT:	04686-0001
NEIGHBORHOOD:	Williamsbridge
CROSS STREETS:	Corner of 216th St & Paulding Ave
PROPERTY DIMENSIONS:	26 ft x 75 ft
LOT DIMENSIONS:	33.25 ft x 87.33 ft
# OF UNITS:	6 Apartments
TOTAL SF:	5,840 SF
ZONING:	R4
FAR:	.75
TAX CLASS:	Tax Class 2A (\$16,964)
NOTES:	Fully Vacant

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) Has been exclusively retained to sell 3679 Paulding Avenue. The subject property offers a three-story building located in the Williamsbridge section of the Bronx.

The building is completely vacant and is made up of six (6) apartments broken down into five 2-bedrooms and one 1-bedroom. Since the building is vacant you can do substantial rehabilitation and take the building out of rent stabilization allowing it to be a free fully free market building. There are large bedrooms giving the investor the ability to turn the two bedrooms into three bedrooms and the one bedroom into a two bedroom.

Built in 1928, the property is 26 ft wide and 75 feet deep, giving a total of 5,840 square feet. The building sits on a 2,904 square foot lot.

The building is in walking distance to the 219th Street and Gun Hill Road subway stations.