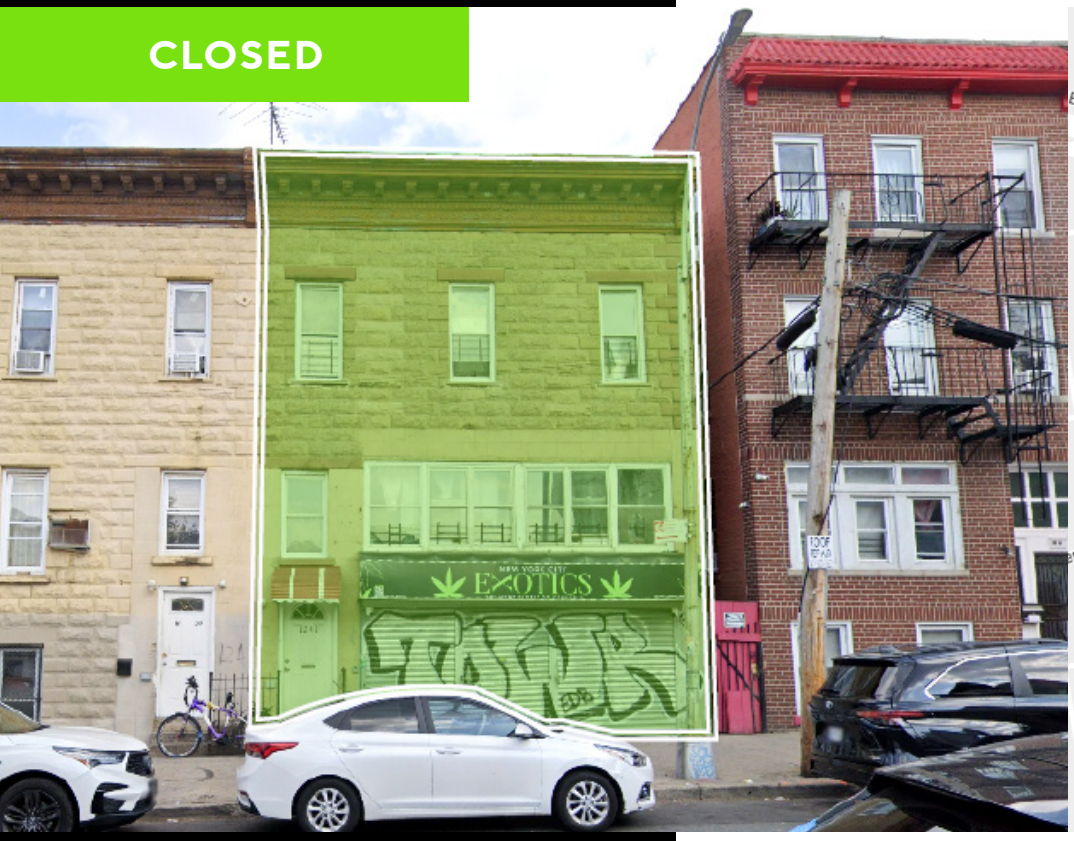
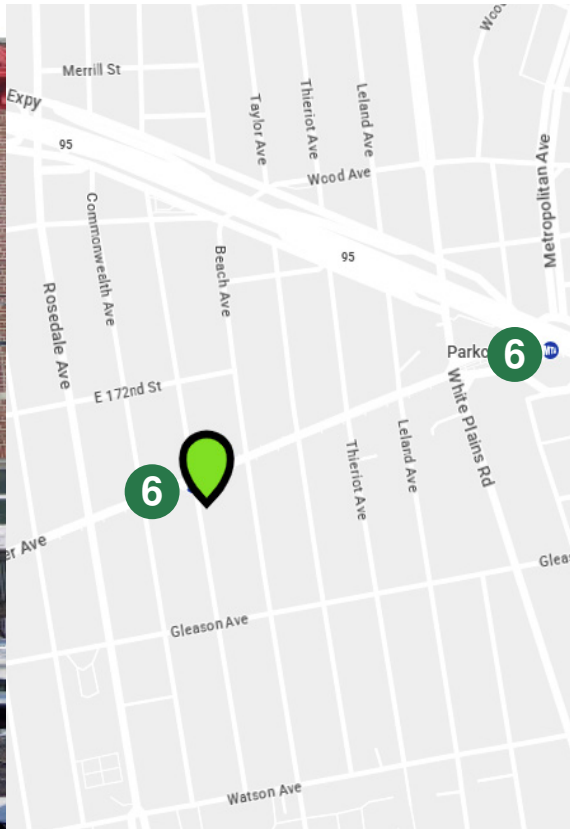
IPRG

1248 ST LAWRENCE AVENUE BRONX, NY 10472

CLOSED





SALE PRICE

$835,000

PROPERTY DESCRIPTION

BLOCK & LOT:	3763-0028
NEIGHBORHOOD:	Soundview
CROSS STREETS:	Westchester and Gleason Avenue
BUILDING DIMENSIONS:	25 ft x 42 ft
LOT DIMENSIONS:	25 ft x 50 ft
# OF UNITS:	2 Apartments and 1 Store
TOTAL SQUARE FOOTAGE:	3,150
ZONING:	R5, C1-2
FAR:	1.5
TAX CLASS:	1
CURRENT CAP RATE:	8.65%

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 1248 St Investment Property Realty Group (IPRG) has been exclusively retained to sell 1248 St. Lawrence Avenue, a 3-story mixed-use building located in the Parkchester section of the Bronx.

The property consists of two residential apartments and one commercial space. The apartments are configured as two 3-bedroom units, while the retail space will be delivered vacant. The building benefits from a low annual tax bill of only **$5,587** and the building being **separately metered.** The vacant commercial space provides flexibility for an investor to increase the rent roll or for an owner-user to occupy the space for their own business.

Built in 1920, the property measures 25 feet in width by 42 feet in depth, totaling approximately **3,150 square feet.**

The building is conveniently located just steps away from the St. Lawrence Avenue subway station (6 line).

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