

**FIRST SALE  
IN 43 YEARS**

**MIXED-USE ON  
ARTHUR AVENUE**

LITTLE ITALY  
IN THE BRONX

FORDHAM  
UNIVERSITY

ASKING  
\$2,500,000

6.2%  
CAP



**2373 Arthur Ave,  
Bronx, NY 10458  
(Parcel #: 03065-0051)**

**\$156,041  
Net Operating Income**

**\$215,700  
Gross Income**

**3,840  
Total SF**

**7  
Units**

**Residential Rents @  
\$1,683/month /unit  
\$561 /month /room**

## **TROPHY MIXED USE ASSET LOCATED IN THE HEART OF THE BRONX'S LITTLE ITALY WITH GROUND FLOOR RETAIL, YARD SPACE & SIX APARTMENTS - PERFECT FOR STUDENTS**

Presenting the opportunity to acquire this 'trophy' asset located on Arthur Avenue in the heart of The Bronx's Little Italy neighborhood (just off East 186th Street).

Fueled by Fordham University's ever expanding housing demand and the historic Little Italy shopping district, the Belmont section of the Bronx has maintained its status as one of the borough's most attractive and profitable locations.

The subject property has been owned and managed by the same family for approximately forty three years and consists of two buildings (front and

rear) with a middle yard on one parcel .

The three story building with frontage on Arthur Avenue consists of a long-established neighborhood mainstay pizzeria with four apartments above.

The rear building is a two story, two family home.

Both properties have basements and have had new roofs installed in the past five years. There is an oil boiler and a 275 gallon above ground tank.

This centrally located site would be ideal for student housing or an owner/user.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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# 2373 Arthur Avenue





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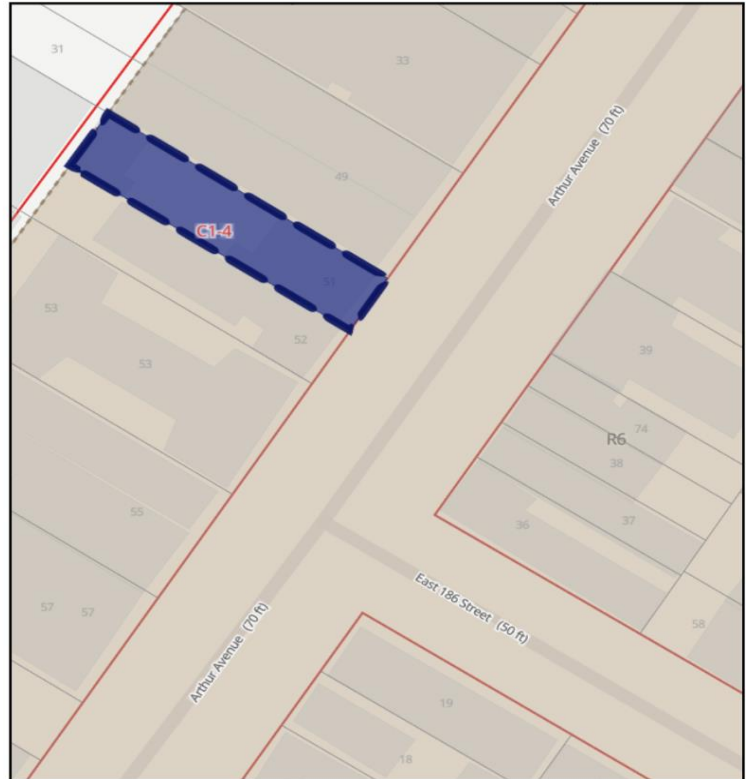


**2373 ARTHUR AVENUE, 10458**  
Bronx (Borough 2)  
Block 3065 | Lot 51

**ZONING DISTRICT**  
R6 C1-4

**INTERSECTING MAP LAYERS**  
Transit Zone  
FRESH Zone

**SOURCE**  
<https://zola.planning.nyc.gov>



# LALA REALTY GROUP

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES



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**We Sell Buildings & Land  
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