



**B6** REAL ESTATE ADVISORS  
**OFFICE BUILDING FOR SALE**  
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**2800 BRUCKNER BOULEVARD**  
BRONX, NY

# 2800 BRUCKNER BOULEVARD

Bronx, NY 10465



**FOR SALE** | 20,000 SF Non-Profit Office Building + 10,000 SF Indoor Parking

HIGH VISIBILITY

NON-PROFIT USE

OWNER USER POTENTIAL

376' WRAP AROUND FRONTAGE



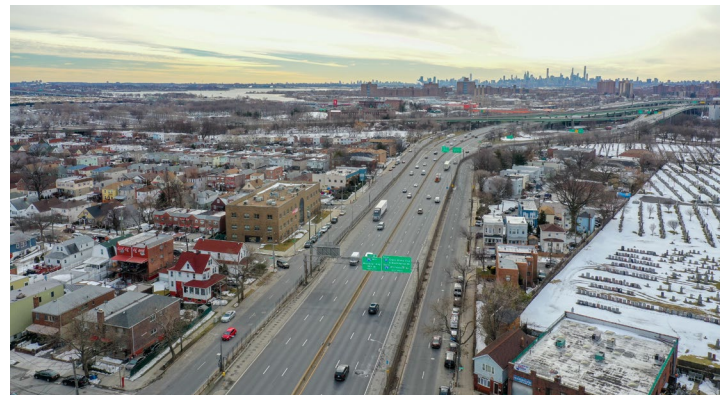
## BUILDING FEATURES

Location	South side of Bruckner Boulevard with wrap-around corner frontages between Quincy and Swinton Avenues.	
Block & Lot	<b>5534 / 1</b>	
Lot Size	<b>201.36' x 87.33'</b> Approx.	
Lot SF	<b>17,585</b>	Approx.
Building Size	<b>160' x 62.5'</b>	Approx.
Stories	<b>3</b>	
Building SF	<b>30,000</b>	Approx.
Rentable SF	<b>20,400</b>	Approx. (Includes Ground Fl. Lobby)
Year Building Built	<b>2004</b>	
Zoning	<b>R3A</b>	
Available Air Rights	<b>None</b>	
Tax Assessment (20/21)	<b>\$1,541,240</b>	Tax Class 4
ICIP Abetment	<b>(\$430,200)</b>	
R.E. Taxes ('20/'21)	<b>\$118,815</b>	

B6 Real Estate Advisors has been retained on an exclusive basis to arrange for the sale of 2800 Bruckner Boulevard, a three-story office building in the Bronx.

- 20,000 SF of ADA compliant offices and 10,000 SF of gated indoor parking on the ground floor.
- Certificate of occupancy allows for non-profit institution use making this a great opportunity for schools and medicals uses.
- Signage opportunities with 200' of visibility along Bruckner Boulevard where approximately 50,000 number of cars pass per day.
- Building is currently collecting \$209,904 at 40% occupancy on short term leases allowing for end-user potential.
- Located right off the Bruckner Expressway (Interstate 95), within short distance of multiple expressways.
- 1.5 miles from Zerega Avenue station **6** providing access to Manhattan within 25 minutes. Direct access to multiple bus lines.
- Nearby East Tremont Avenue provides retail amenities including Walgreens, Chase Bank along with local neighborhood retail.

**ASKING PRICE**  
**\$7,950,000**  
**(\$395 per SF)**



## FINANCIAL SUMMARY

	Suites	Single-Tenant (Proforma)
Gross Annual Income	\$228,760	\$771,600
Vacancy & Credit Loss @ 3%	\$6,863	\$23,148
Effective Gross Income	\$221,897	\$748,452
Less Total Expenses	\$151,395	\$154,059
Projected Net Operating Income	\$70,502	\$594,393

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## EXTERIOR & INTERIOR PHOTOS



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## INDIVIDUAL OFFICE SUITES REVENUE (CURRENT)

Unit	RSF	% of Total RSF	Lease Exp.	Monthly Rent	\$/PSF	Annual Rent
7 Units	6,536	39.74%	Short-Term Leases	\$17,492	\$32	\$209,904
6 Units	9,912	60.26%	Vacant	--	--	--
Parking	24 Spaces	--	--	--	--	--
<b>Total</b>	<b>16,448</b>			<b>\$17,492</b>	<b>\$32</b>	<b>\$209,904</b>

\*For itemized rent roll, please click our due diligence link.

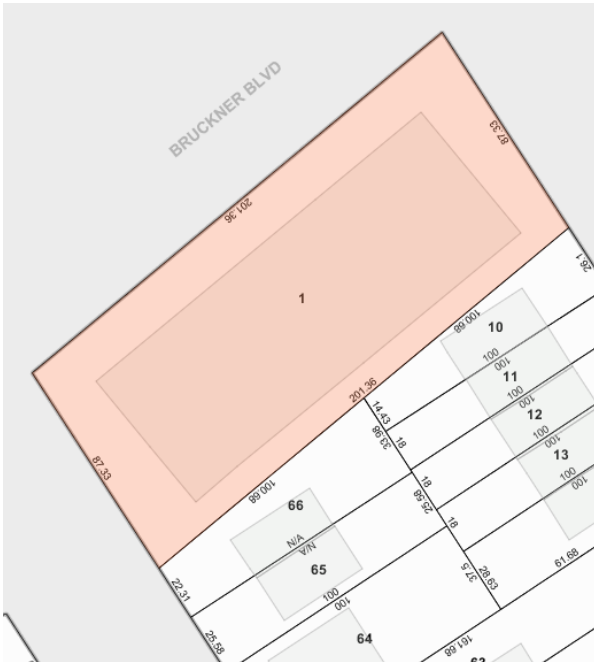
## SINGLE TENANT OFFICE REVENUE (PROFORMA)

Unit	RSF	Lease Exp.	Monthly Rent	\$/PSF	Annual Rent
Entire Building	20,400	--	\$59,500	\$35	\$714,000
Parking	24 Spaces	\$200 per space	\$4,800	--	\$57,600
<b>Total</b>	<b>20,400</b>		<b>\$64,300</b>	<b>\$35</b>	<b>\$771,600</b>

\*Assuming a single tenant occupies the building throughout.



Click thumbnail to left to review DD materials including itemized rent roll



### ESTIMATED EXPENSES

	Suites	Single-Tenant (Proforma)	
Real Estate Taxes (20/21)	DOB Tax Bill	\$118,815	\$118,815
Insurance	Actual	\$14,268	\$20,400
Utilities Elevator & Water(Common)	Actual	\$3,468	Tenant Pays
Repairs & Maintenance	\$0.75 / GSF	\$10,406	\$10,406
Management	2% of EGI	\$4,438	\$4,438
<b>Total</b>		<b>\$151,395</b>	<b>\$154,059</b>

### FINANCIAL SUMMARY

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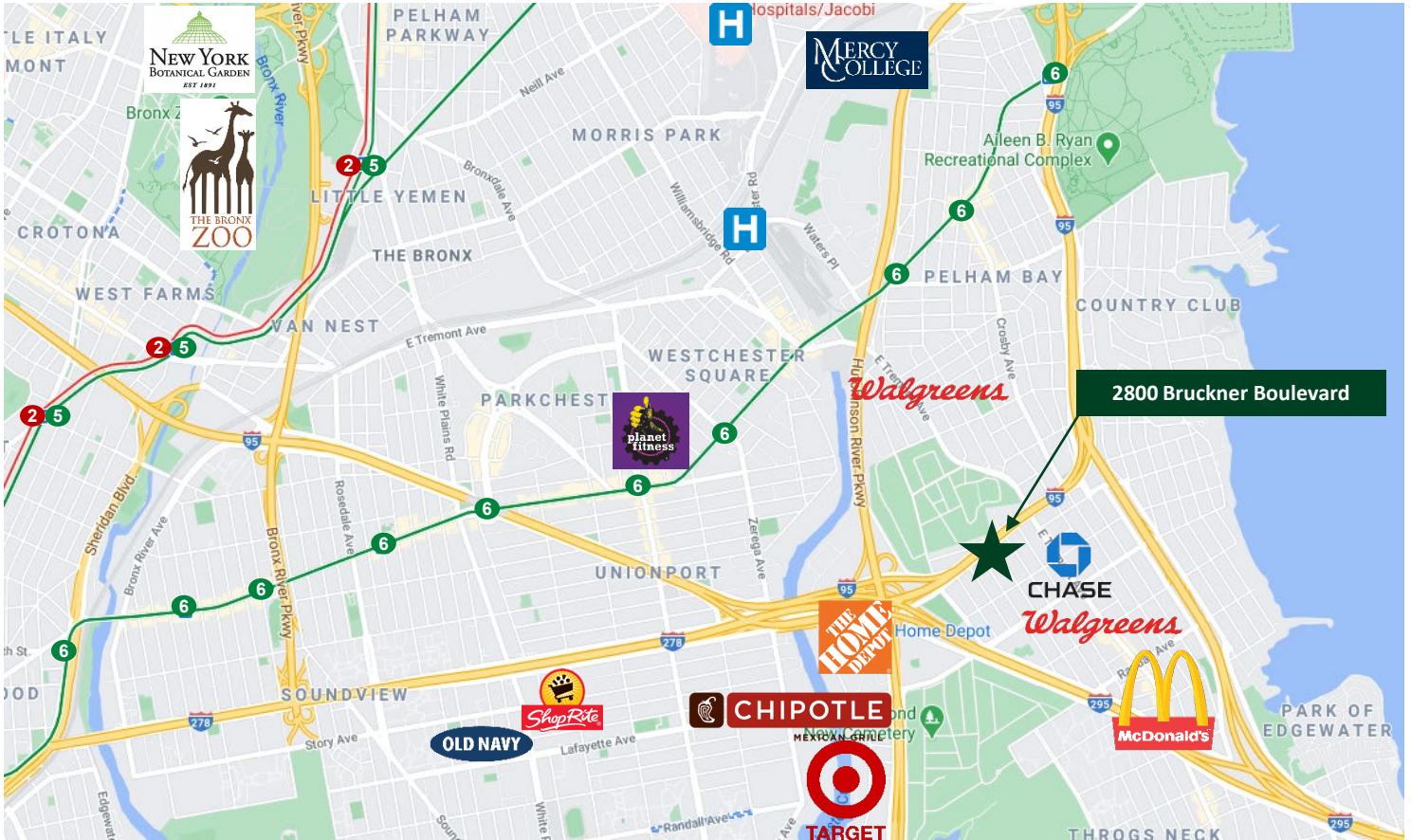
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## NEIGHBORHOOD & BUS MAP



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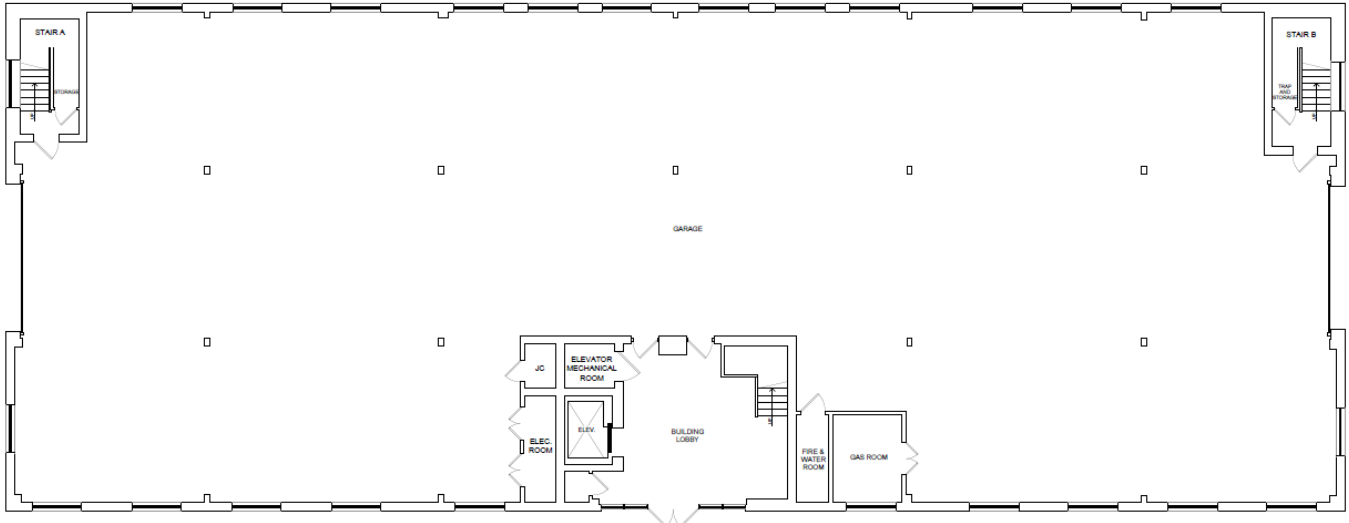


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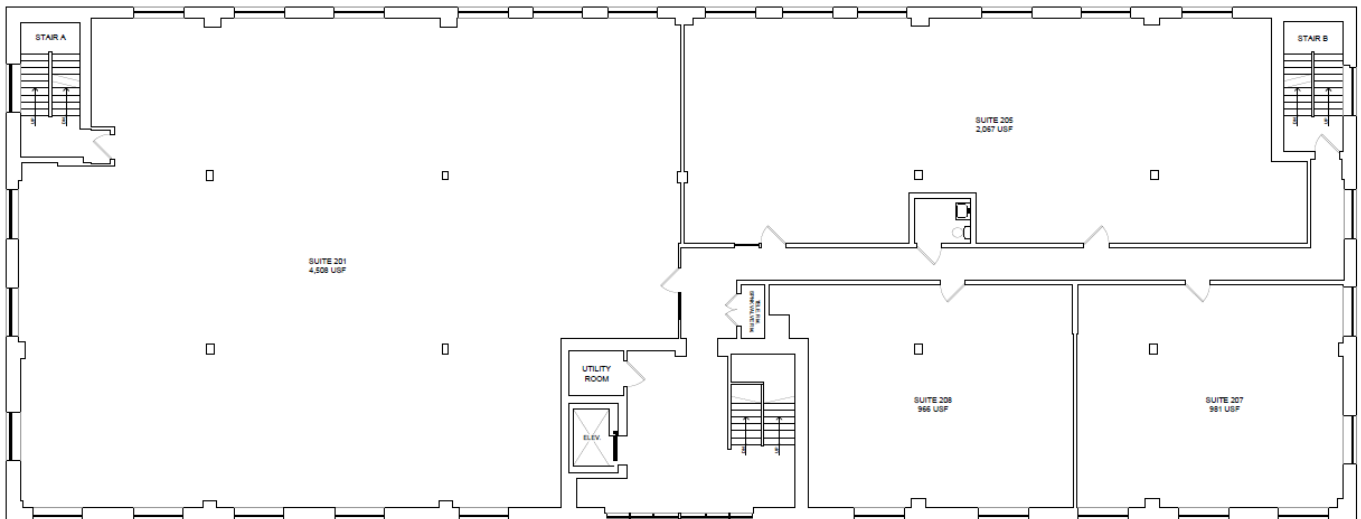
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## FLOOR PLANS

### Ground Floor / 1<sup>st</sup> Floor | Indoor Parking Garage & Lobby



### 2<sup>nd</sup> Floor | Office Suites



### 3<sup>rd</sup> Floor | Office Suites

