

FOR SALE

1525 1527
Bryant Avenue, Bronx, NY 10460
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Two Adjacent New Construction Buildings
with 421a Tax Abatements

Ariela
GREAA Partner



1525-1527 Bryant Avenue, Bronx, NY 10460

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➤ **100% Turn-Key Opportunity:**

Two pristine, newly constructed multifamily properties completed just this year. With TCO fully secured, you bypass all construction delays and acquire a true turn-key asset ready for immediate occupancy and cash flow.

➤ **Unmatched Tax Efficiency:**

Maximize your long-term ROI with a highly coveted 35-year 421a tax abatement. This powerful exemption significantly suppresses carrying costs, locking in enhanced cash flow and massive tax savings for decades to come.

➤ **28 Total Units + Future Revenue:**

The portfolio offers 24 beautifully finished residential apartments and 4 community facility units across both buildings, providing buyers with a blank canvas to add tenant storage for an immediate boost to the rent roll.

➤ **Premium & Accessible Build:**

Constructed to the highest modern standards, the entire property is fully ADA compliant with wheelchair-accessible layouts that drastically widen your tenant pool. Highly sought-after lifestyle features, including a communal roof deck and secure bike storage, will drive leasing demand and maximize tenant retention.

➤ **Strategic Commuter Location:**

Perfectly positioned in vibrant and rapidly appreciating Crotona Park East. Tenants will love the effortless Manhattan commutes via the nearby 2 and 5 express trains, fantastic local walkability, and instant access to sprawling greenspaces like Crotona Park and the Bronx Zoo.

Asking Price: \$12,500,000 | \$368 / SF | \$446,429/ Unit | 5.70% / Cap Rate | 15.02 / GRM

Exclusively Represented By
212.544.9500 | arielpa.nyc

Gabriel Elyaszadeh x55
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Jason M. Gold x22
jgold@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. September 10, 2026 2:58 pm

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Property Information	Total	1525 Bryant Aveue	1527 Bryant Aveue
Block / Lot	-	2996 / 44	2996 / 43
Lot Dimensions	-	25' x 100'	25' x 100'
Lot Sq. Ft.	5,000	2,500	2,500
Stories	-	7	7
Residential Units	24	12	12
Community Facility Units	4	2	2
Total Units	28	14	14
Building Sq. Ft.	34,000	17,000	17,000
Zoning	R7-1	R7-1	R7-1
FAR (Standard)	3.44	3.44	3.44
Tax Class	2A	2A	2A

*All square footage/buildable area calculations are approximate

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Financial Summary

Scheduled Residential Income:	\$767,256	
Projected Scheduled Commercial Income:	\$64,500	
Projected Scheduled Storage Income:	\$28,000	
Scheduled Gross Income:	\$859,756	
Less Residential Vacancy Rate Reserve (3.00%):	(\$23,018)	
Less CF Vacancy Rate Reserve (7.00%):	(\$4,515)	
Gross Operating Income:	\$832,223	
Less Expenses:	(\$119,342)	16% of SGI
Net Operating Income:	\$712,881	5.70% Cap Rate

Expenses (Ownership* / Projected)

Real Estate Taxes (26/27)	\$2,882	Payroll*	\$11,700
Water & Sewer*	\$4,500	Elevator Maintenance	\$15,000
Insurance*	\$29,772	Legal/Miscellaneous	\$8,322
Electric	\$10,200	Management	\$24,967
Repairs & Maintenance	\$12,000	Gross Operating Expenses:	\$119,342

Scheduled Income

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
1 BR	24	\$2,664	\$63,938	\$767,256
CF	4	\$1,344	\$5,374	\$64,500
Storage Income			\$2,333	\$28,000
Total Income:			\$71,645	\$859,756

Unit Breakdown

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
FM	24	\$2,664	\$63,938	\$767,256
CF	4	\$1,344	\$5,375	\$64,500
Storage Income			\$2,333	\$28,000
Total Income:			\$71,646	\$859,756

FOR FULL RENT ROLL CLICK HERE 

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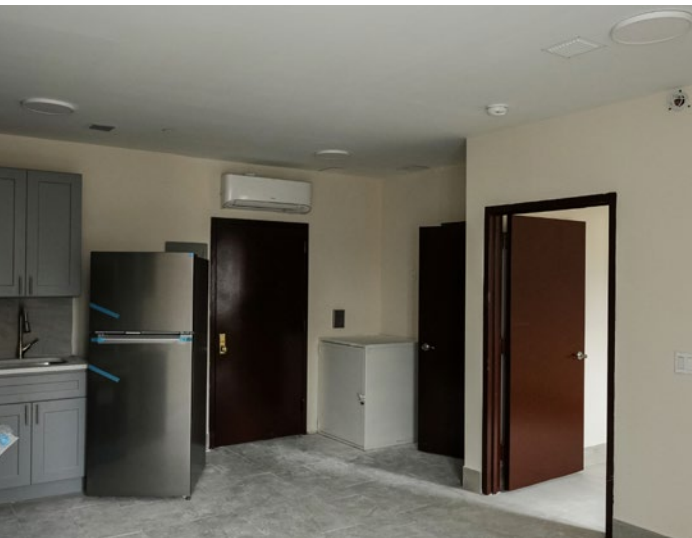
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Interior Photos



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1525-1527 Bryant Avenue, Bronx, NY 10460 is in a highly connected Crotona Park East location with excellent access to multiple subway lines (2, 5, and 6) and frequent bus routes, making travel throughout the Bronx, Manhattan, beyond very convenient.

Transportation Score

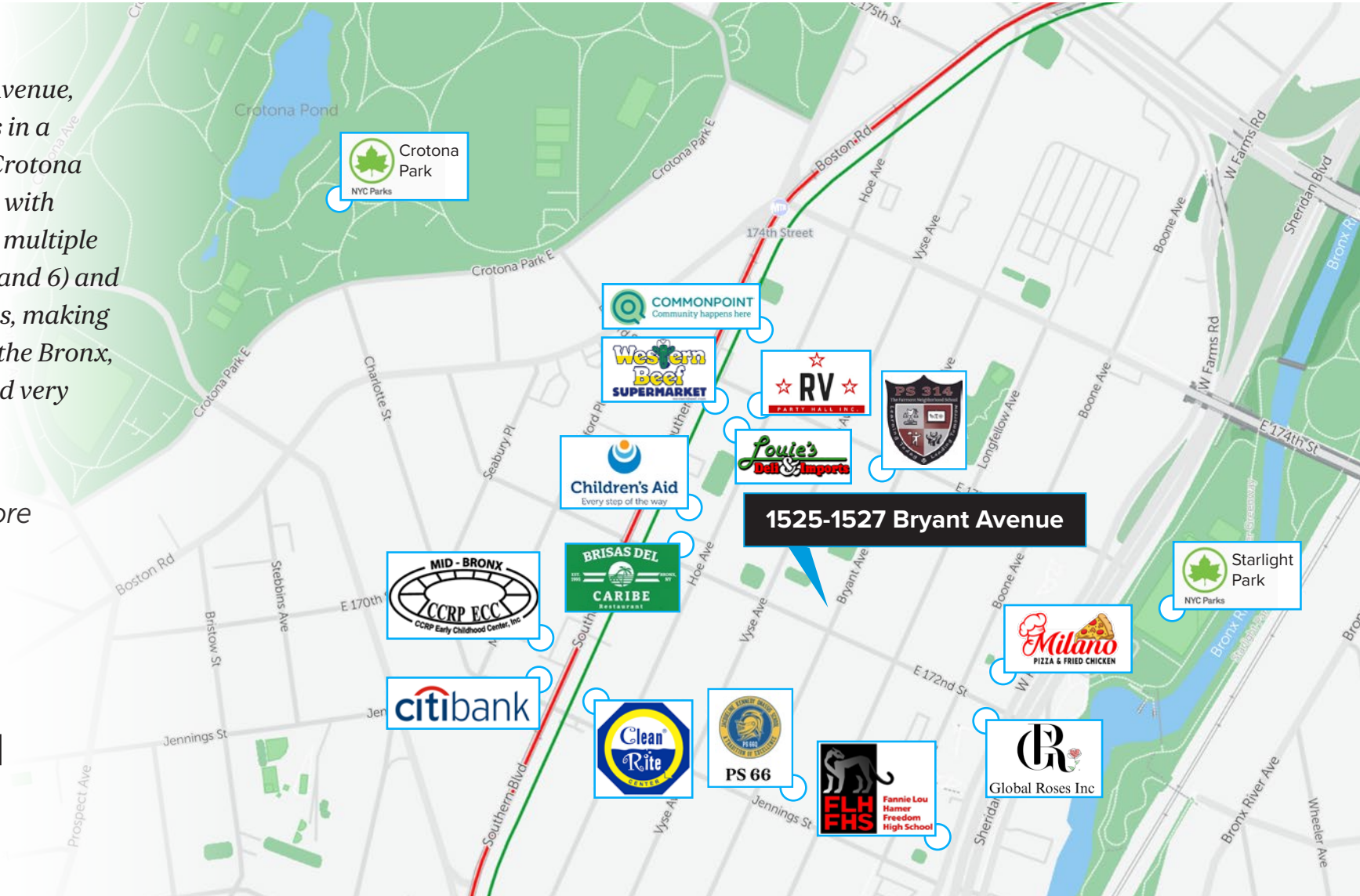


100
Rider's Paradise



78
Very Walkable

[Visit Walk Score Website](#) →



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