

FOR SALE

2001 Grand Concourse, Bronx, NY 10453

42 Unit Corner Walk-Up Building in Mount Hope

Ariel
GREAA Partner



2001 Grand Concourse, Bronx, NY 10453



42 Unit Corner Walk-Up Building in Mount Hope

- ▶ Located on the Northwest corner of Grand Concourse & E 179th Street
- ▶ Unit breakdown is comprised of twelve (12) 1-bedroom apartments, sixteen (16) 2-bedroom apartments, eight (8) 3-bedroom apartments, five (5) 4-bedroom apartments and one (1) 5-bedroom apartment
- ▶ Abundance of national/local commercial tenants are accessible for residents on E Tremont Avenue, E Burnside Avenue, & Grand Concourse
- ▶ The asset is in close proximity to supermarkets, local eateries, schools & medical institutions
- ▶ Transportation is in abundance surrounding the building as the properties are located directly in front of the B/D subway line & the Bx1/2 bus stop



Asking Price: \$4,025,000 | \$96 / \$/SF | \$95,833 / \$/Unit | 6.98% / Cap Rate | 5.67 / GRM

Exclusively Represented By
212.544.9500 | arielpa.nyc

Daniel Mahfar x99
dmahfar@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Victor Sozio x12
vsozio@arielpa.com

Jake Brody x62
jbrody@arielpa.com

Erik Moloney x24
emoloney@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. July 21, 2025 7:19 pm

2001 Grand Concourse, Bronx, NY 10453

42 Unit Corner Walk-Up Building in Mount Hope



Property Information

Block / Lot	2808 / 96
Lot Dimensions	79.7' x 104.31'
Lot Sq. Ft.	9,200
Building Dimensions	104' x 97'
Stories	6
Residential Units	42
Total Units	42
Building Sq. Ft.	42,000
Zoning	R8 / C
FAR	7.20
Buildable Sq. Ft.	66,240
Air Rights Sq. Ft.	24,240
Tax Class	2
Assessment (25/26)	\$772,200
Real Estate Taxes (25/26)	\$96,525

*All square footage/buildable area calculations are approximate

Asking Price: \$4,025,000 | \$96 / \$/SF | \$95,833 / \$/Unit | 6.98% / Cap Rate | 5.67 / GRM

Exclusively Represented By
212.544.9500 | arielpa.nyc

Daniel Mahfar x99
dmahfar@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Victor Sozio x12
vsozio@arielpa.com

Jake Brody x62
jbrody@arielpa.com

Erik Moloney x24
emoloney@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. July 21, 2025 7:19 pm

2001 Grand Concourse, Bronx, NY 10453

42 Unit Corner Walk-Up Building in Mount Hope



Exclusively Represented By
212.544.9500 | ariela.nyc

Daniel Mahfar x99
dmahfar@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Victor Sozio x12
vsozio@arielpa.com

Jake Brody x62
jbrody@arielpa.com

Erik Moloney x24
emoloney@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com



For More Information Contact Our Exclusive
Sales Agents at **212.544.9500** | arielpa.nyc

Daniel Mahfar x99
dmahfar@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Victor Sozio x12
vsozio@arielpa.com

Jake Brody x62
jbrody@arielpa.com

Erik Moloney x24
emoloney@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. July 21, 2025 7:19 pm