

548 East 183rd Street Bronx, NY 10457

Rare 100% Free Market Corner Mixed-Use Building in
Prime Belmont | FOR SALE

Ariel
GREA Partner



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- **Fully Free Market Corner Mixed Asset:**
35-unit mixed use building, featuring 32 free-market residential units above three (3) ground-floor commercial spaces.
- **Turnkey Infrastructure & Residential Unit Breakdown:**
Renovated units delivered with zero deferred maintenance, featuring a residential layout of twelve (12) studios, twelve (12) one-bedroom, and eight (8) two-bedroom apartments.
- **Modern Amenities:**
Currently catering directly to its tenants with building-wide amenities including a lounge, rooftop, and keyless smart lock security surveillance.
- **Compelling Cash Flow:**
Immediate, high-yielding cash flow driven by a robust residential rent roll and strong retail revenue, providing operational stability alongside unconstrained rental growth potential.
- **Institutional Location & Transit Connectivity:**
Benefiting from constant year-round foot traffic directly across from St. Barnabas Hospital and steps from Arthur Avenue, offering tenants immediate access to the doorstep Bx15 bus route, Fordham Metro-North Station, and the 4, B, and D subway lines.

Exclusively Represented By
212.544.9500 | arielpa.nyc

Daniel Mahfar x99
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Michael A. Tortorici x13
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Erik Moloney x24
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For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

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Property Information

Block / Lot	3051 / 31
Lot Dimensions	58' x 94'
Lot Sq. Ft.	5,452
Building Dimensions	55' x 84.5'
Stories	5
Residential Units	32
Commercial Units	3
Total Units	35
Building Sq. Ft.	24,094
Zoning	C4-4D (R7-2 Residential Equivalent)
FAR (Standard)	3.44
Buildable Sq. Ft. (Standard)	18,755
FAR (UAP)	5
Buildable Sq. Ft. (UAP)	27,315
Air Rights Sq. Ft.	None
Tax Class	2
Assessment (26/27)	\$1,154,850
Real Estate Taxes (26/27)	\$143,652

*All square footage/buildable area calculations are approximate

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Financial Summary	Current	
Scheduled Residential Income:	\$980,892	
Scheduled Commercial Income:	\$235,284	
Scheduled Gross Income:	\$1,216,176	
Less Residential Vacancy Rate Reserve (5.00%):	(\$49,045)	
Less Commercial Vacancy Rate Reserve (5.00%):	(\$11,764)	
Gross Operating Income:	\$1,155,367	
Less Expenses:	(\$372,039)	31% of SGI
Net Operating Income:	\$783,328	

Financial Summary	Proforma	
Scheduled Residential Income:	\$1,040,472	
Scheduled Commercial Income:	\$235,284	
Scheduled Gross Income:	\$1,275,756	
Less Residential Vacancy Rate Reserve (5.00%):	(\$52,024)	
Less Commercial Vacancy Rate Reserve (5.00%):	(\$11,764)	
Gross Operating Income:	\$1,211,968	
Less Expenses:	(\$374,869)	29% of SGI
Net Operating Income:	\$837,099	

Expenses - Current

Real Estate Taxes (26/27)	\$143,652	Repairs & Maintenance	\$32,000
Water & Sewer	\$32,000	Payroll	\$16,000
Insurance	\$47,250	Legal/Miscellaneous	\$11,554
Fuel	\$36,141	Management	\$46,215
Electric	\$7,228	Gross Operating Expenses:	\$372,039

Expenses - Proforma

Real Estate Taxes (26/27)	\$143,652	Repairs & Maintenance	\$32,000
Water & Sewer	\$32,000	Payroll	\$16,000
Insurance	\$47,250	Legal/Miscellaneous	\$12,120
Fuel	\$36,141	Management	\$48,479
Electric	\$7,228	Gross Operating Expenses:	\$374,869

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Scheduled Income - Current

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
Studio	12	\$2,580	\$30,964	\$371,568
1 BR	12	\$2,367	\$28,400	\$340,800
2 BR	8	\$2,797	\$22,377	\$268,524
Comm	3	\$6,536	\$19,607	\$235,284
Total Income:			\$101,348	\$1,216,176

Scheduled Income - Proforma

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
Studio	12	\$2,655	\$31,860	\$382,320
1 BR	12	\$2,532	\$30,382	\$364,584
2 BR	8	\$3,058	\$24,464	\$293,568
Comm	3	\$6,536	\$19,607	\$235,284
Total Income:			\$106,313	\$1,275,756

Unit Breakdown - Current

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
FM	31	\$2,637	\$81,741	\$980,892
Comm	3	\$6,536	\$19,607	\$235,284
Super	1	\$0	\$0	\$0
Total Income:			\$101,348	\$1,216,176

Unit Breakdown - Proforma

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
FM	31	\$2,797	\$86,706	\$1,040,472
Comm	3	\$6,536	\$19,607	\$235,284
Super	1	\$0	\$0	\$0
Total Income:			\$106,313	\$1,275,756

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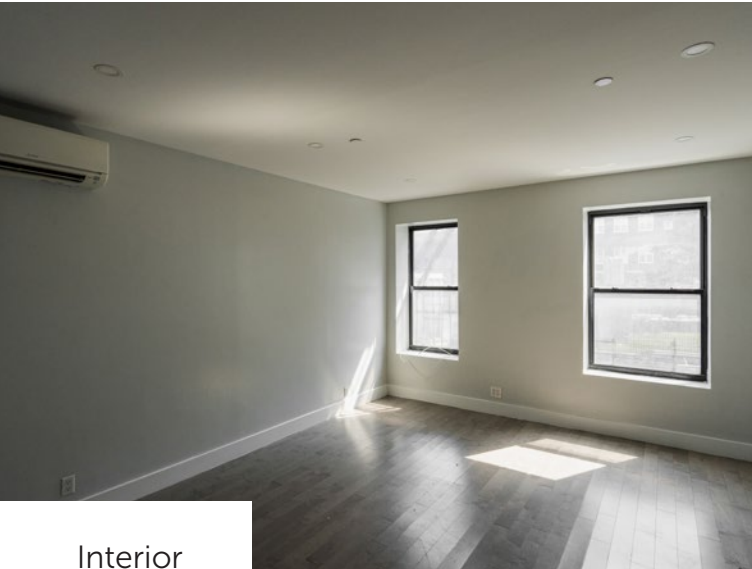
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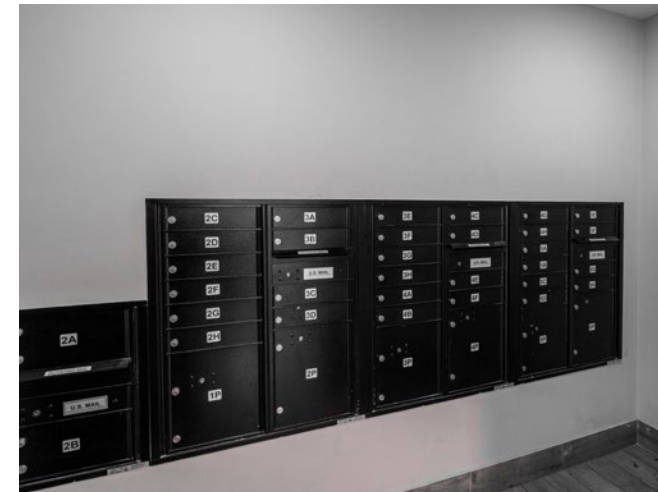
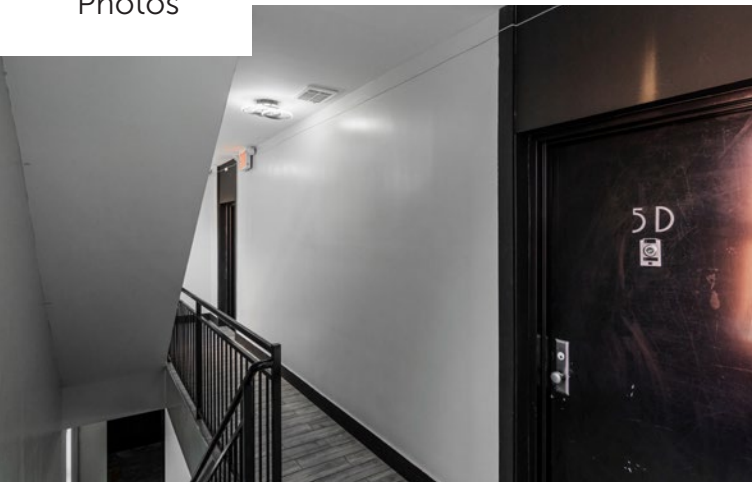
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Interior
Photos



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Fordham Plaza - 5 min. Walk



East Fordham Road - 5 min. Walk



Bronx Little Italy





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