

FOR SALE

757 East Tremont Avenue Bronx, NY 10457

Prime Corner Mixed-Use Building

Ariela
GREAA Partner



757 East Tremont Ave, Bronx, NY 10457

Prime Corner Mixed-Use Building | **FOR SALE**



➤ **Dynamic Retail Corridor:**

Located on the bustling East Tremont Avenue, this prime corner mixed-use opportunity is surrounded by local shops and major national retailers, including Chase , T-Mobile , and Foot Locker.

➤ **High Occupancy & Favorable Layout:**

The building features 6 total units and is currently operating at an impressive 83% occupancy rate (5 out of 6 units occupied). The layout consists of 4 commercial spaces and 2 large, free-market residential apartments featuring 5-bedroom layouts.

➤ **Exceptional Visibility:**

The property offers over 150' of wraparound retail frontage in a prime Crotona location on a major retail thoroughfare.

➤ **Development Potential:**

The site includes an additional 7,060 Sq. Ft. of as-of-right air rights, providing significant upside for future development.

➤ **Prime Transit Access & Neighborhood:**

The property is highly accessible to commuters, situated a short walk away from the 2/5 subway line and just blocks from the Cross Bronx Expressway. Additionally, the BX36 bus stop is conveniently located directly in front of the building. This prime location also benefits from heavy foot traffic and close proximity to major neighborhood staples like Crotona Park and the Bronx Zoo.



Asking Price: \$4,500,000 | \$466 / \$/SF | 8.56% / Cap Rate

Exclusively Represented By
212.544.9500 | arielpa.nyc

Daniel Mahfar x99
dmahfar@arielpa.com

Jason M. Gold x22
jgold@arielpa.com

Gabriel Elyaszadeh x55
gelyaszadeh@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 10, 2026 3:11 pm

757 East Tremont Ave, Bronx, NY 10457

Prime Corner Mixed-Use Building | **FOR SALE**



Property Information

Block / Lot	3093/ 48
Lot Dimensions	44' x 95'
Lot Sq. Ft.	4,180
Building Dimensions	38' x 50'
Stories	3
Residential Units	2
Commercial Units	4
Total Units	6
Building Sq. Ft.	9,660
Zoning	C4-4A (R7A Resi Equivalent)
FAR (Standard)	4.00
Buildable Sq. Ft. (Standard)	16,720
FAR (UAP)	5
Buildable Sq. Ft. (UAP)	20,942
Air Rights Sq. Ft.	7,060
Tax Class	4
Assessment (26/27)	\$394,380
Real Estate Taxes (26/27)	\$42,782

*All square footage/buildable area calculations are approximate

Asking Price: \$4,500,000 | \$466 / \$/SF | 8.56% / Cap Rate

Exclusively Represented By
212.544.9500 | arielpa.nyc

Daniel Mahfar x99
dmahfar@arielpa.com

Jason M. Gold x22
jgold@arielpa.com

Gabriel Elyaszadeh x55
gelyaszadeh@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 10, 2026 3:11 pm

757 East Tremont Ave, Bronx, NY 10457

Prime Corner Mixed-Use Building | **FOR SALE**



Financial Summary

Gross Residential Income:	\$132,000	
Gross Commercial Income:	\$366,351	
Scheduled Gross Income:	\$498,351	
Less Residential Vacancy Rate Reserve (3.00%):	(\$3,960)	
Less Commercial Vacancy Rate Reserve (5.00%):	(\$18,318)	
Gross Operating Income:	\$476,073	
Less Expenses:	(\$91,020)	69% of SGI
Net Operating Income:	\$385,053	8.56% Cap Rate

Expenses

Real Estate Taxes (25/26)	\$42,782	Repairs & Maintenance	\$1,000
Water & Sewer	\$1,900	Payroll	\$1,000
Insurance	\$8,931	Legal/Miscellaneous	\$4,761
Fuel	\$12,075	Management	\$14,282
Gas & Electric	\$4,289		
Gross Operating Expenses:	\$91,020		

Scheduled Income

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
5 BR	2	\$5,500	\$11,000	\$132,000
Comm	4	\$7,632	\$30,529	\$366,351
Total Income:			\$41,529	\$498,351

Unit Breakdown

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
FM	2	\$5,500	\$11,000	\$132,000
Comm	4	\$7,632	\$30,529	\$366,351
Total Income:			\$41,529	\$498,351

FOR FULL RENT ROLL CLICK HERE



Asking Price: \$4,500,000 | \$466 / \$/SF | 8.56% / Cap Rate

Exclusively Represented By
212.544.9500 | arielpa.nyc

Daniel Mahfar x99
dmahfar@arielpa.com

Jason M. Gold x22
jgold@arielpa.com

Gabriel Elyaszadeh x55
gelyaszadeh@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

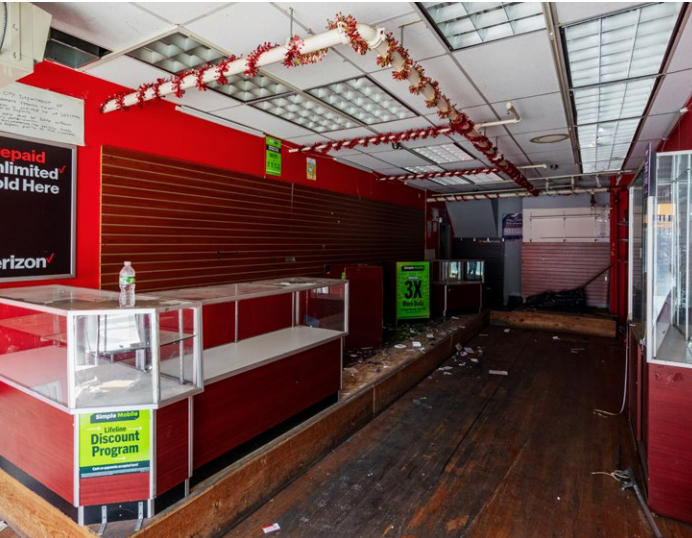
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage 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 10, 2026 3:11 pm

757 East Tremont Ave, Bronx, NY 10457

Prime Corner Mixed-Use Building | **FOR SALE**



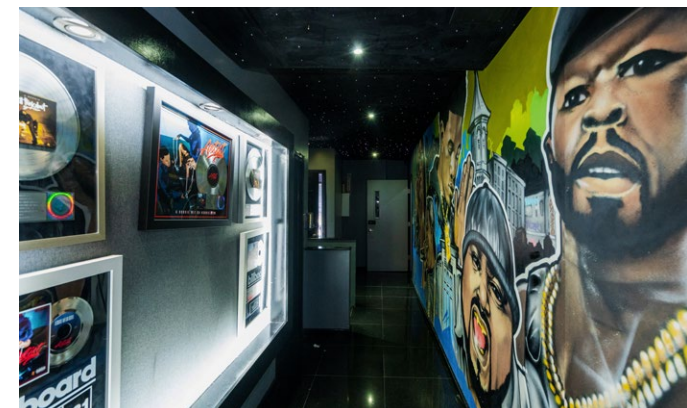
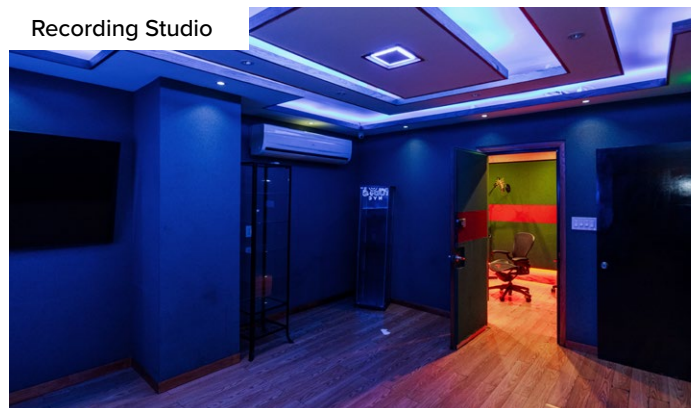
Ground Floor Space



3rd Floor Apartment



Recording Studio



Exclusively Represented By
212.544.9500 | arielpa.nyc

Daniel Mahfar x99
dmahfar@arielpa.com

Jason M. Gold x22
jgold@arielpa.com

Gabriel Elyaszadeh x55
gelyaszadeh@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 10, 2026 3:11 pm

757 East Tremont Ave, Bronx, NY 10457

Prime Corner Mixed-Use Building | **FOR SALE**



757 East Tremont Avenue, Bronx, NY 10457 is in a highly connected East Tremont location with excellent access to multiple subway lines (2, 5, B, and D) and frequent bus routes, making travel throughout the Bronx, Manhattan, and beyond very convenient.

Transportation Score



96
Rider's Paradise



93
Walker's Paradise

Visit Walk Score Website →



Exclusively Represented By
212.544.9500 | arielpa.nyc

Daniel Mahfar x99
dmahfar@arielpa.com

Jason M. Gold x22
jgold@arielpa.com

Gabriel Elyaszadeh x55
gelyaszadeh@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com



Ariela
GREA Partner

Exclusively Represented By
212.544.9500 | arielpa.nyc

Daniel Mahfar x99
dmahfar@arielpa.com

Jason M. Gold x22
jgold@arielpa.com

Gabriel Elyaszadeh x55
gelyaszadeh@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 10, 2026 3:11 pm