



1772-1778 Westchester Avenue
Soundview, Bronx, NY

Corner Retail Building with 150 Feet of Frontage
DIRECTLY Off 6 Train Subway
100% Leased with Minimal Management Required



Property Overview

Fully-Leased Corner Retail Property | Prime Westchester Avenue Corridor Directly Beneath the 6 Train

Asking Price: \$7,250,000



Raven Property Advisors LLC (RPA LLC) believes all data and information regarding real property to be accurate, but may be subject to errors, omissions, changes in price, changes in exact measurements, rents, or other property data, prior sale or withdrawal without further notice. The information contained herein is NOT intended to be a complete list of all information a prospective purchaser may need in contemplating whether or not to make an offer. The contents herein are not intended to create or imply a legal commitment by RPA LLC, including but not limited to, the payment of a commission to any other person, finder, brokerage, or other entity without further written agreement.

Raven Property Advisors



Property Data

Address	1772-1778 Westchester Avenue
Cross Street	Corner of St. Lawrence Avenue
Neighborhood	Soundview / Parkchester
Description	Retail
Block / Lot	3762 / 37
Year Built	1924 / 1959
Lot Dimensions	50.9' x 100'
Lot Size	5,090 SF
Stories	1
Existing Gross SF	5,000 SF (approx.)
Commercial Units	5
Zoning	R5
Air Rights	2,813 SF
Real Estate Taxes (25/26)	\$41,000

Property Description

1772 Westchester Avenue is a prominently positioned corner building in the Soundview neighborhood of the Bronx, offering approximately 150 feet of wraparound frontage directly off the 6 train. This highly visible property benefits from excellent accessibility and consistent foot traffic, making it an ideal location for stable, long-term tenancy. The building has been recently renovated, featuring new mechanical systems and a new roof, ensuring low maintenance requirements for ownership.

Fully leased and producing strong, reliable cash flow, the asset presents a rare opportunity for investors seeking a hands-off, income-generating property. Tenants pay for all their own utilities and are responsible for their proportionate share of real estate taxes, effectively protecting ownership from future tax increases. With minimal management required and a prime corner presence in a thriving Bronx corridor, 1772 Westchester Avenue offers both stability and long-term upside in one of the borough’s most dynamic retail and residential markets.

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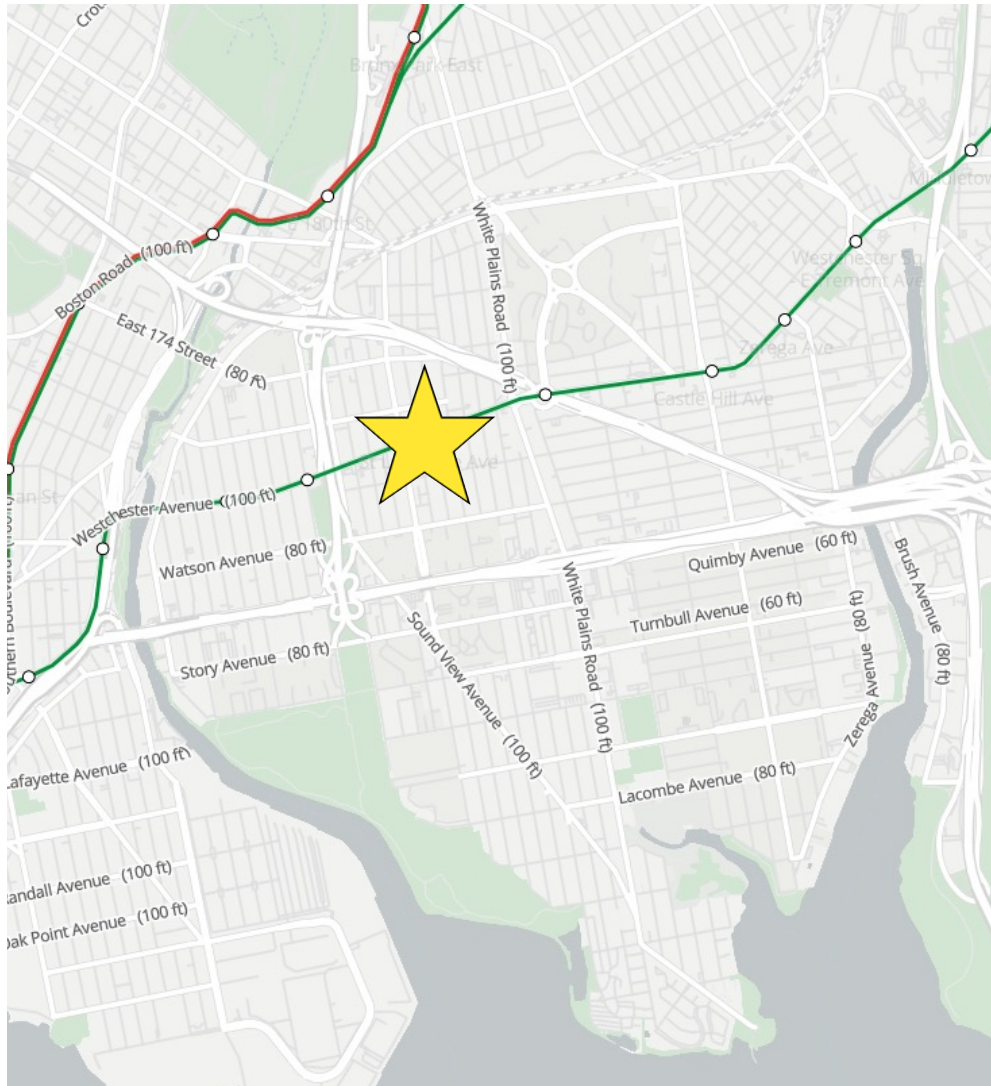
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Property Financials



Unit	Location	Tenant	Current Monthly	Proforma Monthly	Proforma Annual	Lease Exp
1	St. Larwrence Avenue	Taco Grande	\$6,000.00	\$6,180 on 1/1/26	\$74,160.00	12/31/2034
2	St. Larwrence Avenue	Laundromat	\$5,500.00	\$5,665 on 1/1/26	\$67,980.00	12/31/2034
3	Westchester Avenue	Slyheti Sweets	\$7,210.00	\$7,426 on 9/1/26	\$89,115.60	8/31/2034
4	Westchester Avenue	Halal Gryro King	\$11,000.00	\$11,330 on 2/1/26	\$135,960.00	1/31/2035
5	Corner	Santiago Deli	\$8,000.00	\$8,240 on 6/1/26	\$98,880.00	6/30/2035
Totals:			\$37,710.00	\$38,841.30	\$466,095.60	

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Income and Expenses

Total Annual Revenue		Current	Proforma
Total Annual Revenue		\$452,520	\$466,096
Vacancy & Credit Loss	3%	(13,576)	(13,983)
Real Estate Tax Reimbursements		\$1,248	\$1,248
Effective Gross Income		\$440,192	\$453,360

Total Expenses			
Real Estate Taxes (25/26)	Actual	\$41,000	\$41,000
Insurance	Per Owner	\$13,800	\$13,800
Management Fee	3% of EGI	\$13,206	\$13,601
Total Expenses		\$68,006	\$68,401

Net Operating Income		\$372,186	\$384,960
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