



Fordham Vacant Two-Family Home with 9,193 sf of Unused Air Rights

2413 Walton Avenue, Bronx, NY 10468

Presented by:

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

This two-story structure measuring 18' x 70' on the ground floor and 18' x 35' on the upper floors, sits on a 20' x 96' lot zoned R8, offering multiple options for investors and developers alike. The property is delivered vacant, allowing for immediate occupancy to generate rental income or the opportunity to redevelop and expand under the favorable zoning.

The building currently features a two-bedroom, one-bathroom unit on the first floor and a newly renovated five-bedroom, two-bathroom duplex on the upper levels. A full basement offers additional potential for conversion into a third apartment or accessory space.

Conveniently located just a five-minute walk from the 4 and B/D trains at Fordham Road Station, the property provides excellent access to Downtown Bronx, Manhattan, and surrounding neighborhoods. It sits adjacent to a primary school and only four minutes from a middle school, adding to its appeal for residential tenants.

Fordham continues to experience strong housing demand, fueled by its growing population and proximity to schools, universities, and retail amenities. The neighborhood is undergoing ongoing investment and revitalization, making it a prime target for residential development. With its location, size, and redevelopment potential, 2413 Walton Avenue offers significant upside for investors and developers seeking to capitalize on the Bronx's continued growth.

PROPERTY HIGHLIGHTS

- 2,220 sq. ft. brick structure on a 20'x96' lot
- Ideal for full redevelopment or alteration/expansion of existing structure
- Zoned R8: Up to 11,413 BSF at market rate (13,651 sq. ft. UAP)
- 4-minute walk to 4 train at Fordham Rd Station; 5-minute walk to B/D trains at Fordham Rd Station
- Proximity to an elementary school and a middle school
- Strong residential market driven by growing population, nearby schools, universities, and retail amenities



Asking Price:	\$1,120,000
Lot Size:	1,896 Sq. Ft.
Building Size:	2,220 Sq. Ft.
Building Dimensions:	18' x 70' / 18' x 35
Zoning District	R8 NS
Residential BSF:	11,413
UAP BSF:	13,651
Price Per Sq. Ft.	\$504
Price Per Buildable Sq. Ft.	\$98
Corner/Midblock:	Midblock
Street Frontage:	19.67 ft
Tenancy:	Vacant



RENT ROLL & FINANCIALS

2413 Walton Avenue - Rent Roll					
Unit Mix	Floor	Yearly (Actual)		Yearly (Pro Forma)	
2 Bed 1 Bath	1	\$	23,160.00	\$	27,600.00
5 Bed 2 Bath	2,3	\$	36,000.00	\$	56,400.00
# of Units:	2		\$59,160		\$84,000.00

Expenses

Taxes	\$6,274.56
Insurance	\$3,330.00
Vacancy - 5%	\$246.50
Repairs & Maintenance	\$1,665.00
Total Expenses	\$11,516.06

Projected Gross Income:	\$84,000.00
Total Expenses:	\$11,516.06
Projected Net Income:	\$72,483.94

PROPERTY DETAILS

PROPERTY INFORMATION

Address	2413 Walton Avenue
Area	Fordham
Block/Lot	3188/74
Lot Dimensions	19.67x96.42
Lot Sq. Ft.	1,896

BUILDING INFORMATION

Building Type	Residential
Building Sq. Ft.	2,220
Total Units	2
Heat Type	Gas

NYC FINANCIAL INFORMATION

Assessed Value	\$31,240
Tax Rate	20.085%
Gross Taxes	\$6,275

ZONING INFORMATION

Zoning District	R8 NS
Base Floor Area Ratio (FAR)	6.02
Residential Buildable Sq. Ft.	11,413
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
UAP FAR	7.2
UAP Buildable Sq. Ft.	13,651
Community Facility FAR	6.5
Community Facility Buildable Sq. Ft.	12,324
Industrial FAR	-
Industrial Buildable Sq. Ft.	-



INTERIOR PHOTOS (DUPLEX)



ADVISORY TEAM



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