

LANDAIR ADVISORS

OCCUPIED FIVE-FAMILY + 6 UNIT EXPANSION
50' X 116' CORNER IN WAKEFIELD

4790 BARNES AVE, BRONX, NY 10470

Presented By:

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Partner

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Landair Advisors has been exclusively retained to arrange the sale of 4790 Barnes Ave, a 4,356 sq. ft. five-family building on a 50' x 116' corner lot (5,800 sq. ft.) in Wakefield, Bronx. The building has four two-bedroom/one-bath units and one one-bedroom/one-bath unit. It is fully occupied, so a buyer gets income from day one.

Zoned R4, the property is a Qualifying Residential Site (QRS) with about 4,350 buildable sq. ft. of unused air rights. That gives an investor the option to keep an income-producing multifamily asset, and use the extra development rights for an alteration adding an additional 6 residential units.

The property is just 840 ft. from the Wakefield–241st Street station (2 train). It is also close to the Wakefield Metro-North station (Harlem Line), several local and Westchester bus routes, the Bronx River Parkway, and I-95. Nearby, the White Plains Road retail corridor serves the neighborhood, and the Mount Vernon/Westchester border is minutes away. With strong transit access and steady rental demand, Wakefield remains a sought-after submarket for multifamily investors.

PROPERTY HIGHLIGHTS

- 5 units: (4) 2 bed 1 bath, (1) 1 bed 1 bath, fully occupied
- 50' x 116' corner lot (5,800 sq. ft.), Qualifying Residential Site (QRS), with 4,350 BSF of unused air rights
- Allowed to build additional 6 units on the property
- 840 ft. from Wakefield–241st St station (2 train)
- Proximity to White Plains Road retail corridor
- Proximity to Mount Vernon/Westchester border, Bronx River Parkway, and I-95



Asking Price:	**$1,800,000**
Lot Size:	5,800
Lot Dimensions:	50’ x 116’
Zoning District	R4
Residential Unused Air Rights:	4,350
Corner/Midblock:	Corner
Street Frontage:	50 ft
Tenancy:	Occupied
Building Sq. Ft.	4,356
Building Dimensions:	22’ x 64’

PROPERTY DETAILS

PROPERTY INFORMATION

Address	**4790 Barnes Avenue**
Area	Wakefield
Block/Lot	5118/109
Lot Dimensions	50'x116'
Lot Sq. Ft.	5,800

BUILDING INFORMATION

Building Type	Residential
Building Sq. Ft.	4,356
Total Units	5

NYC FINANCIAL INFORMATION

Assessed Value	$184,352
Tax Rate	12.439%
Gross Taxes	$22,932

ZONING INFORMATION

Zoning District	R4
Base Floor Area Ratio (FAR)	1.5
Residential Buildable Sq. Ft.	4350
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
UAP FAR	-
UAP Buildable Sq. Ft.	-
Community Facility FAR	4.8
Community Facility Buildable Sq. Ft.	11,600
Industrial FAR	-
Industrial Buildable Sq. Ft.	-

Tax Map



Zoning and Land Use Map (Zola)



RENT ROLL & FINANCIALS

4790 Barnes Avenue, Bronx, NY 10470
5 Residential Units + 9 Parking Spaces

RENT ROLL

UNIT	TYPE	STATUS	MONTHLY	ANNUAL
Unit 1	2 Bed / 1 Bath	Free Market	$2,300	$27,600
Unit 2	1 Bed / 1 Bath	HASA	$1,844	$22,128
Unit 3	2 Bed / 1 Bath	Free Market	$2,300	$27,600
Unit 4	2 Bed / 1 Bath	Free Market	$2,400	$28,800
Unit 5	2 Bed / 1 Bath	CityFHEPS	$3,118	$37,416
Parking	9 Spaces	$125 / Space	$1,125	$13,500
TOTAL GROSS INCOME			**$13,087**	**$157,044**

100%
OCCUPIED

$2,392
AVG. UNIT RENT

$143,544
RESIDENTIAL INCOME

$13,500
PARKING INCOME

OPERATING EXPENSES

Real Estate Taxes	$22,932
Insurance	$9,697
Water & Sewer	$7,200
Gas Heat	$6,426
Repairs & Maintenance	$3,000
Management (3% of Gross)	$4,711
Garbage & Cleaning	$1,200
Electricity	$567
Supplies	$200
Total Expenses	**$55,933**

NET OPERATING INCOME **$101,111**

Rents and expenses per owner as of 09/30/2026. All information should be independently verified.


STOP



Alteration Visual



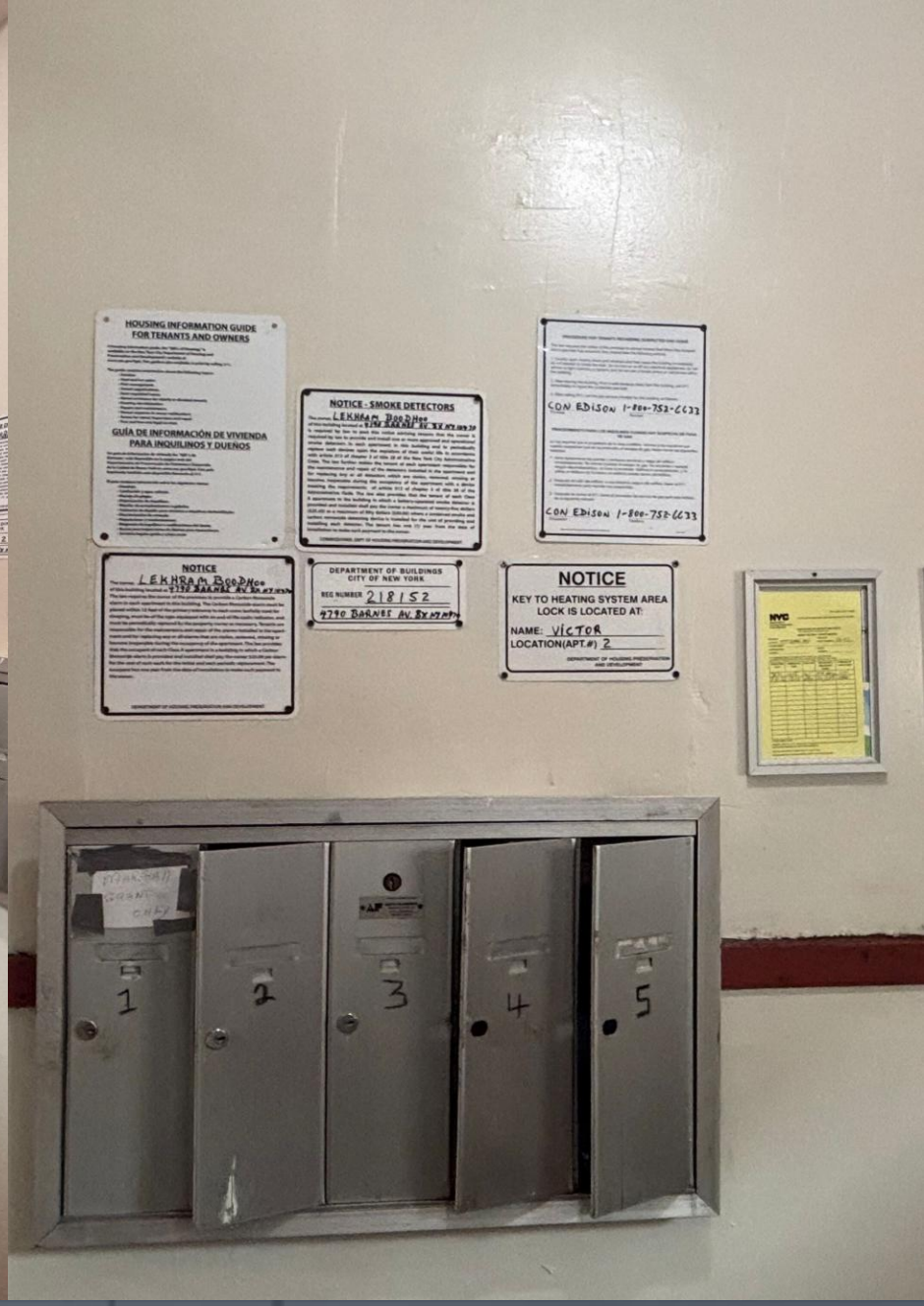

STOP




NO
PARKING






HOUSING INFORMATION GUIDE
FOR TENANTS AND OWNERS
GUÍA DE INFORMACIÓN DE VIVIENDA
PARA INQUILINOS Y DUEÑOS
NOTICE - SMOKE DETECTORS
CON EDISON 1-800-752-6633
CON EDISON 1-800-752-6633
NOTICE
DEPARTMENT OF BUILDINGS
CITY OF NEW YORK
REC NUMBER 218152
NOTICE
KEY TO HEATING SYSTEM AREA
LOCK IS LOCATED AT:
NAME: VICTOR
LOCATION(APT.#) 2
1
2
3
4
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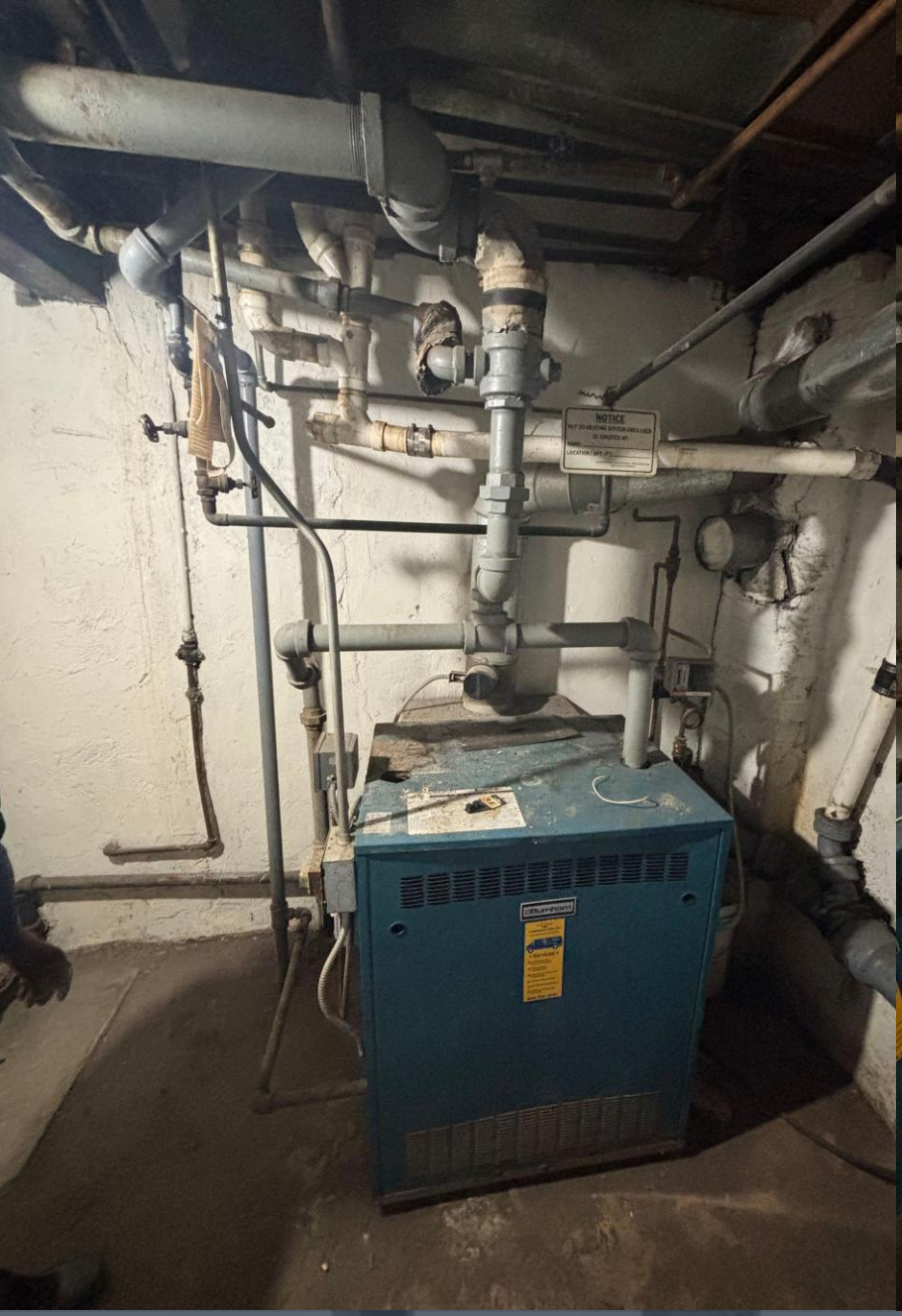





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NOTICE


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