

2323 Haviland Ave

The Bronx NY 10462



PROPERTY FACTS

Price	Upon request
Property Type	Industrial
Property Subtype	Warehouse
Building Class	C
Rentable Building Area	20,000 SF
No. Stories	2
Year Built	1935
Clear Ceiling Height	14 FT
No. Dock-High Doors/Loading	1
No. Drive-In/Grade-Level	2
Opportunity Zone	Yes

INVESTMENT HIGHLIGHTS

- Location location location
- 7 miles from LaGuardia Airport
- Designated ingress and egress pts
- Half mile from direct access to Bruckner Expy, Cross Bronx Expy, I-278, I-95, and I-678

***All square footages are approximate*

EXPENSES

Yearly Property Taxes

\$60,304.32

Water usage approx. quarterly

\$185.00

Insurance

\$7,487.77

REVENUE IN PLACE

Commercial Gross Income:

Monthly - \$17,287.84

Annually - \$207,545.08

Unit	Monthly Rent	Unit	Lease End Date
#1	\$2,813.77	#1	03/31/2025
#2	\$3,250.00	#2	09/02/2024
#3	\$3,224.07	#3	11/01/2022
#4	\$8,000.00	#4	02/02/2024

Net Operative Income: \$138,921.31 | Effective Gross Income: \$207,454.08 | Expenses: \$68,532.11

For more information or inspection; please contact exclusive agent:

Lior Lev
Licensed Real Estate Broker
(C) 212-777-7757 | Contact@mrnys.com



Listing Drone Video