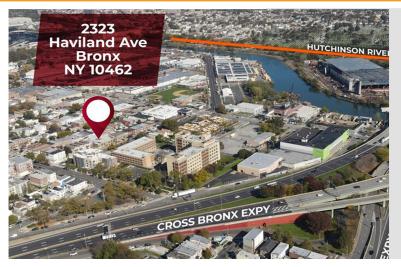
2323 Haviland Ave

The Bronx NY 10462





PROPERTY FACTS

Price	Upon request
Property Type	Industrial
Property Subtype	Warehouse
Building Class	С
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
- 7 miles from LaGaurdia Airport
- Designated ingress and egress pts
- Half mile from direct access to Bruckner Expy, Cross Bronx Expy, I-278, I-95, and I-678

Centrally positioned less than 7 miles from LaGaurdia Airport/LGA and only a half mile from the Bruckner Expressway, Cross Bronx Expressway I-278, I-95, and I-678, your new investment property awaits at 2323 Haviland Avenue. This incredible UNIONPORT property is located in the Bronx, and is within the largest geographic cluster of industrial and residential sources in New York City; a prime location that gives any business a 'base of operations' convenient to virtually anywhere in the area.

This secure, modern warehouse makes operations easy, thanks to drive-in access and loading docks ideal for manufacturers, distributors, and retailers alike. With 14' clear heights, 12' ceilings, and 20,000 square feets he interior can handle most popular industrial shelving configurations, making stocking and inventory a breeze.

EXPENSES

Yearly Property Taxes	Water usage approx. quarterly	Insurance
\$60,304.32	\$185.00	\$7,487.77

REVENUE IN PLACE

Commecrcial Gross Income:

Monthly - \$1	7,287.84 A	nnually - \$207,545.08		
#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



EXECUTIVE SUMMARY

^{**}All square footages are approximate