



Offering Memorandum

3160 Webster Avenue

Bronx, NY



Available Upon Request
Price



1
Space



2015
Year Built

Property Summary

3160 Webster Avenue
Bronx, NY
(Between East 204th Street & East Gun Hill Road)

Property Description	Once commercial condominium at the base of a (10) story elevator apartment building consisting of 60 apartments.
Block/Lot	3357/1002
Size	100' x 123.42'; Built 100' x 116'
Rentable SF	10,000 SF
Zoning	R7D, C2-4; FAR: 4.66
Year Built	2015
Assessment	\$850,080 (26/27 Tentative AV)

Financial Summary

Income

Commercial*	\$433,716
Real Estate Tax Reimbursements**	\$28,834
Total	\$462,550

Expenses

Real Estate Taxes (26/27)***	\$92,217
ICAP Abatement****	(\$63,382)
Accounting*	\$7,250
Bank Fees*	\$1,589
Repairs & Maintenance*	\$6,210
Total	\$43,884
NOI	\$418,667

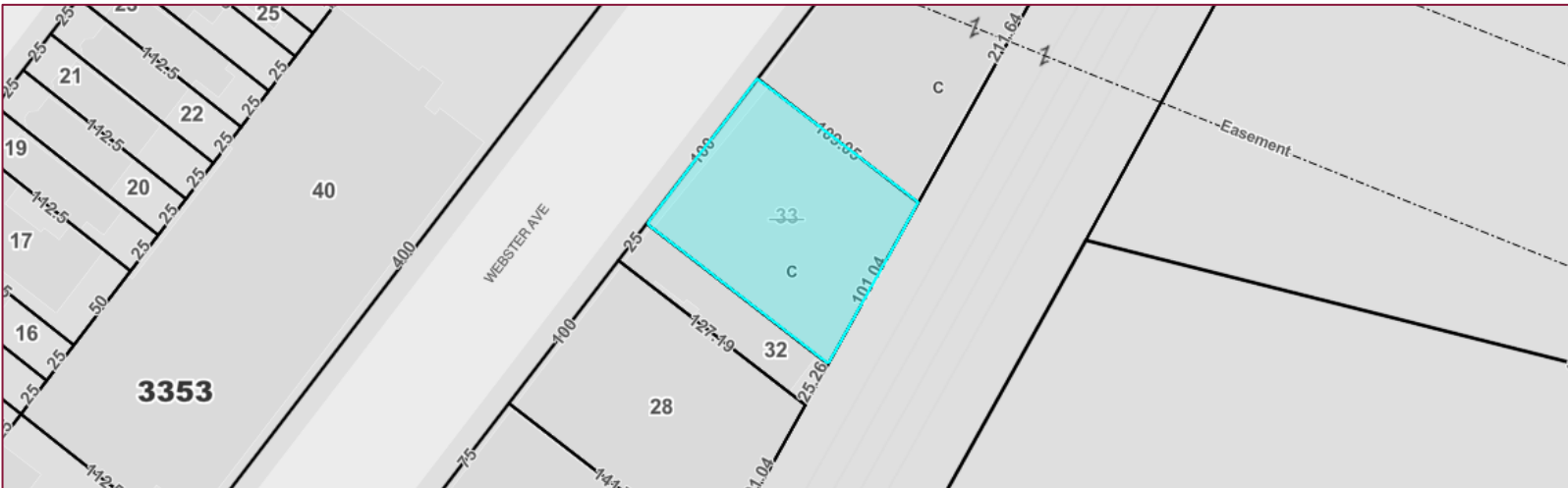
*Derived from December 2025 P&L statement.
**Real estate taxes are covered by the tenant.
***Based on 26/27 tentative assessed value.
****ICAP tax abatement will be in year 9 of 25 (expires 6/30/2043).

MK/mm

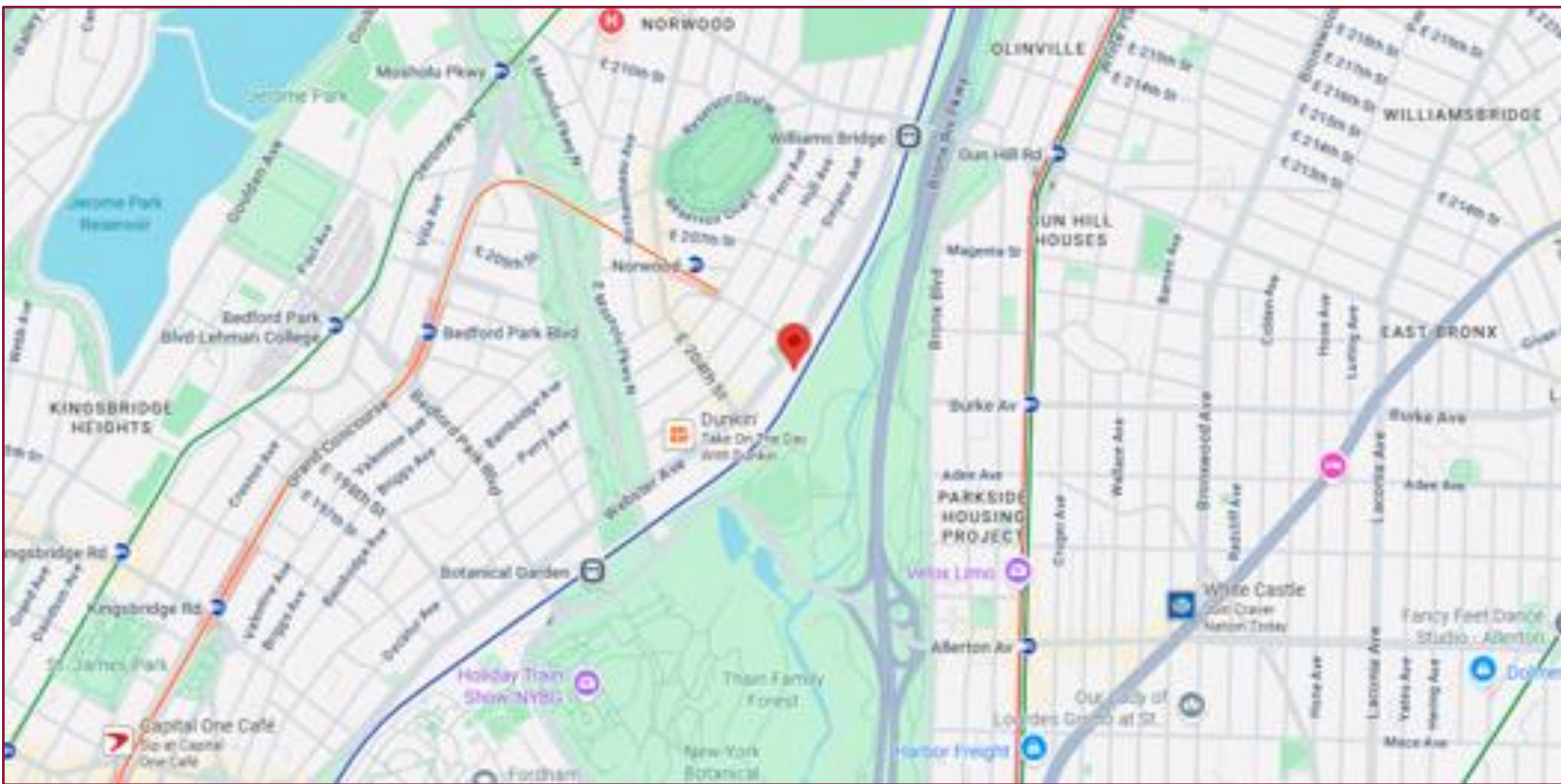
Rent Roll

Unit	Tenant	SF	Monthly Rent	Annual Rent	RPSF	LXP
Ground Floor	New York Dialysis Services, Inc.	10,000	\$ 36,143.00	\$ 433,715.96	\$ 43.37	7/31/2038
Total		10,000	\$ 36,143.00	\$ 433,715.96	\$ 43.37	

Tax Map



Map



152 West 57th Street, 5th Floor
New York, NY 10019



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