

909 EAST TREMONT AVENUE

BETWEEN DALY & HONEYWELL AVENUES | EAST TREMONT



4-UNIT GROUND-FLOOR RETAIL CONDO FOR SALE



909 EAST TREMONT AVENUE

BRONX, NY 10460 | CROTONA

Kassin Sabbagh Realty (KSR) has been exclusively retained to arrange the sale of 909 East Tremont Avenue, Bronx, NY 10460, a 6,500 SF retail condominium located between Honeywell and Daly Avenues in the Crotona neighborhood of the Bronx.

The property consists of four retail units and is being offered at \$3,500,000, representing a 7.7% cap rate. The asset benefits from approximately 86 feet of frontage, providing strong visibility along East Tremont Avenue.

Zoned R7X/C1-4, the property also benefits from an ICAP tax abatement, with current taxes of approximately \$7,673. With multiple retail units, prominent frontage, and an attractive pro-forma return, 909 East Tremont Avenue presents investors with an opportunity to acquire a well-positioned retail asset along an established Bronx commercial corridor.

ASKING PRICE: \$3,500,000

INVESTMENT HIGHLIGHTS

- Projected Stabilized NOI of \$270,121 with annual rent escalations.
- Diversified tenant mix anchored by a house of worship, a neighborhood pharmacy, and a national wireless/telecom tenant.
- Long-term lease structure (10-year initial terms with 5–10 year renewal options) providing stable, durable cash flow.
- 800 SF vacant suite offers a purchaser immediate leasing upside, or turnkey space for an owner-operator.
- Ground-up storefront and infrastructure improvements: new storefronts, new restrooms in each suite, and a new ADA-compliant entry ramp and sidewalk extension.
- ICAP benefits and low annual taxes create a favorable expense profile, enhancing the property's overall investment economics.



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PROPERTY OVERVIEW

Property Type	Retail Condo
Cross Street	Honeywell Ave & Daly Ave
Lot Size	6,500
Lot Dimensions	86' x 110'
Building Dimensions	86' x 110' (irregular)
Building Size	6,500
Zoning	R7x/C1-4
Taxes	\$7,673

Gross Income	Total
Commercial Income	\$312,000
Total Projected Gross Income	\$312,000

Expenses	Total
RE Taxes	\$ 7,673
Common Charges	\$28,206
Insurance	\$6,000
Total Expenses	\$41,879
Net Operating Income	\$270,121

Metrics	Total
Asking Price	\$3,500,000
PPSF	\$538.46
Cap Rate	7.7%

RENT ROLL

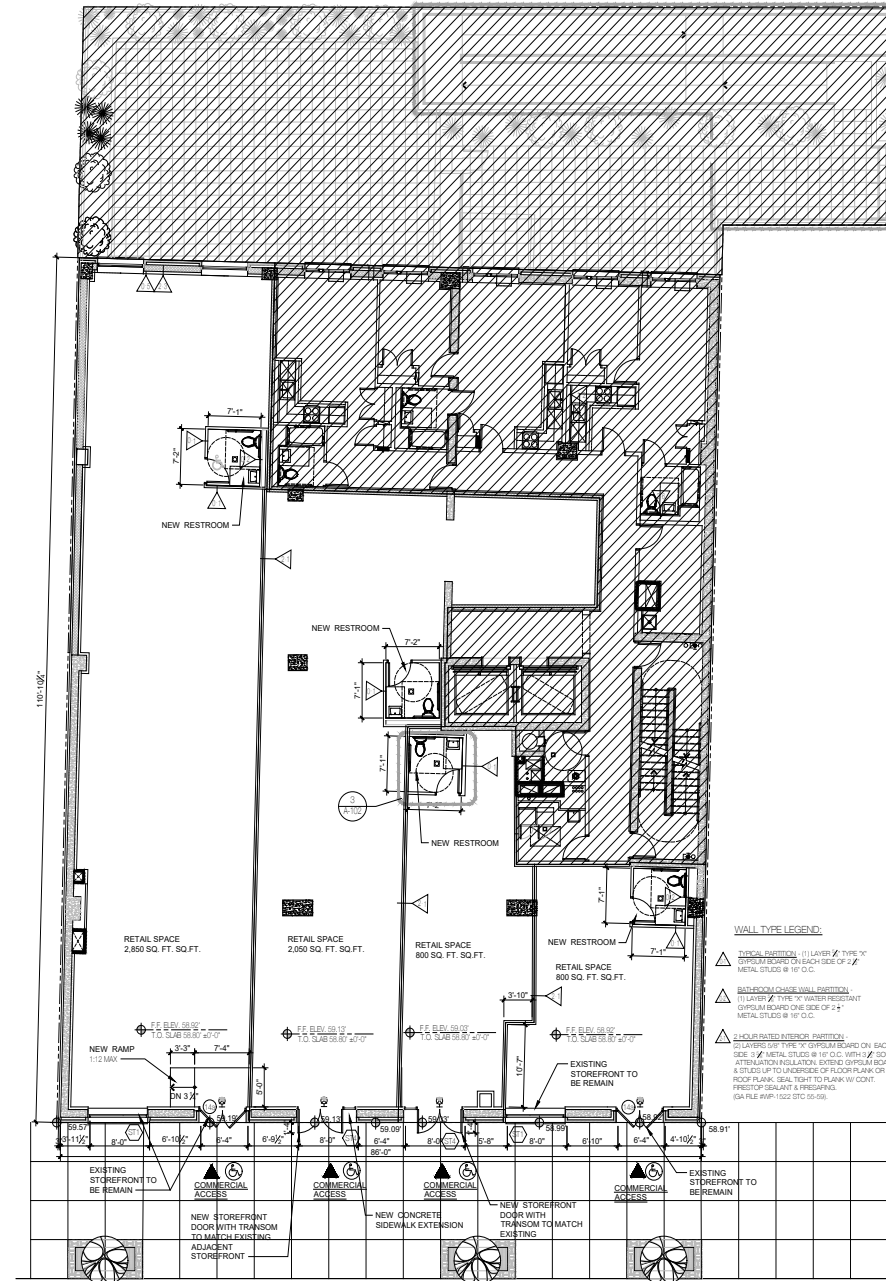
SPACE	TENANT	TERM	SQ/FT	MONTHLY RENT	ANNUAL RENT	RENT PSF	RENT STEPS
Store 1	Church	10 Years	2,850	9,000	108,000	38	3.00%
Store 2	Concordia Pharmacy	10 Years	2,050	7,500	90,000	44	Year 2 \$8,000, 3% Thereafter
Store 3	Cell Phone/T-Mobile	10 Years	800	4,500	54,000	68	3.00%
Store 4 (projected)	Vacant	TBD	800	5,000	60,000	75	-
Total			6,500	26,000	312,000		



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FLOOR PLANS



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LOCATION OVERVIEW

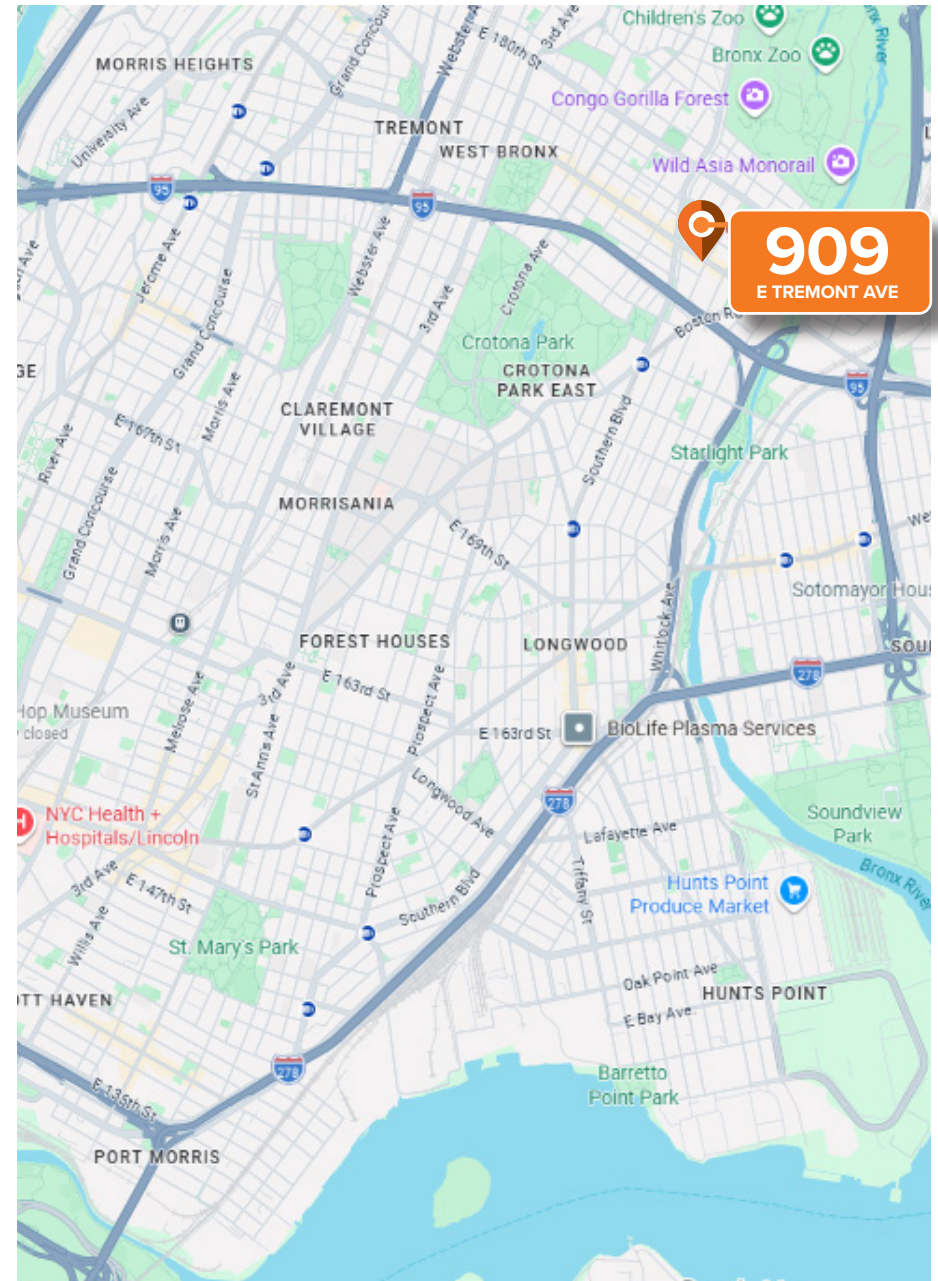
Situated along East Tremont Avenue, 909 East Tremont Avenue benefits from a highly active neighborhood commercial corridor serving a dense surrounding residential population. East Tremont Avenue between Webster Avenue and Southern Boulevard sees approximately 11,846 vehicles in average daily traffic, reinforcing the corridor's visibility and accessibility.

The property's location provides strong connectivity to the surrounding Bronx market, with multiple bus routes serving East Tremont Avenue and convenient access to the 2 & 5 subway lines at West Farms Square–East Tremont Avenue. The West Farms Square station recorded approximately 3,117 average weekday riders in 2024.

NEIGHBORS

McDonald's, Stop & Shop, IHOP, GameStop, Chase Bank, Tex's Chicken & Burgers, Dunkin', CubeSmart, Concordia Pharmacy, Papa Johns Pizza, North Star Cafe, TJ Maxx, R&K Pet Shop, Leroy Pharmacy, Big Apple, East Tremont Pizza, Happy Garden, Sugar Baby Boutique, Royal Automation Supplies Corp., All Flavors Hookah, R & D GOURMET DELI, and more!

TRANSPORTATION



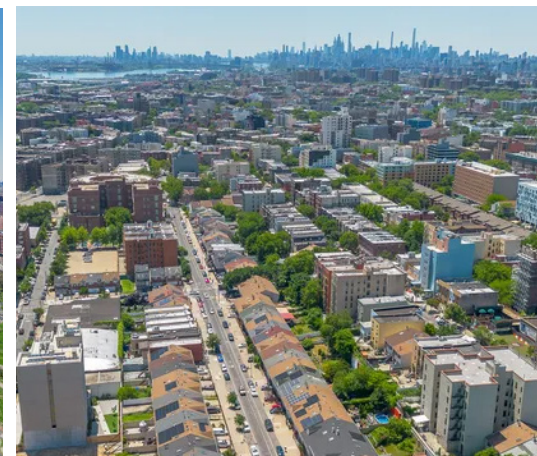
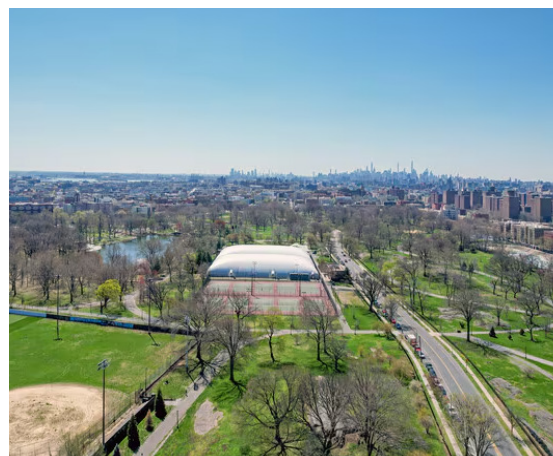
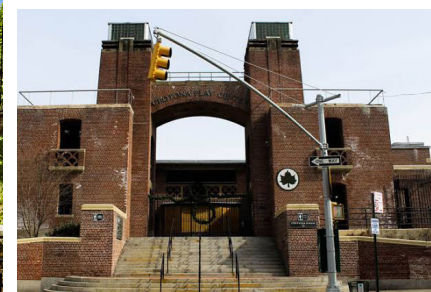
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ABOUT CROTONA, THE BRONX, NY

Crotona Park East, located in the central South Bronx, is a historic and evolving neighborhood distinguished by its dense residential character, expanding commercial corridors, and immediate access to one of the borough's largest public parks. Anchored by the 127-acre Crotona Park and the bustling Southern Boulevard retail corridor, the neighborhood offers a dynamic blend of urban convenience and open green space rarely found elsewhere in New York City. The housing stock is diverse, consisting of classic prewar apartment buildings, stabilized multifamily properties, NYCHA developments, and a growing number of newly constructed residential buildings that reflect continued investment throughout the area. This variety attracts a broad mix of long-time Bronx residents, working families, and young professionals seeking affordable housing with convenient access to Manhattan.

Despite its neighborhood-oriented character, Crotona Park East offers exceptional regional connectivity through the 2 and 5 subway lines, providing direct access to Manhattan, Downtown Brooklyn, and the greater Bronx. Residents also enjoy convenient access to the Cross Bronx Expressway, the Bronx River Parkway, and major bus routes throughout the borough. Combined with nearby recreational destinations including Crotona Park, Starlight Park, the Bronx Zoo, and the New York Botanical Garden, the neighborhood offers an attractive balance of accessibility, affordability, and quality of life. As public and private investment continues to reshape the South Bronx, Crotona Park East remains well positioned as one of the borough's most promising residential and mixed-use neighborhoods.



DEMOGRAPHICS

138,834 +
POPULATION

48,078 +
HOUSEHOLDS

\$555K +
3 MILE MEDIAN
HOME VALUE



FOR MORE INFORMATION,
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