

# Riverdale Retail/Office FOR SALE

5731 Mosholu Avenue

BRONX, NY 10471

Offered at \$850,000



5731  
MOSHOLU  
AVENUE

## EXECUTIVE SUMMARY



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### **Six Commercial Units in Riverdale Offered At \$850,000**

**Owner User Opportunity:** Second floor units delivered vacant, first floor and basement leased to long term tenant with short term gross lease.

**Low Maintenance:** Good condition roof, no leaks. Recently installed double unit wifi controlled 6 head mini split HVAC system heats and cools every unit. All electric environmentally friendly building, no gas or oil. Perimeter security cameras. No Smoking building.

**Great Location:** Quiet Sunny Corner Location with alternate Spencer Avenue address. 3 blocks from Broadway on major Riverdale thoroughfare. Close to Henry Hudson Parkway and MTA & Westchester bus routes, 1 mile to NYC Subway.

**Riverdale Demographics:** Over 15,000 households with \$111k average income within 1 mile.

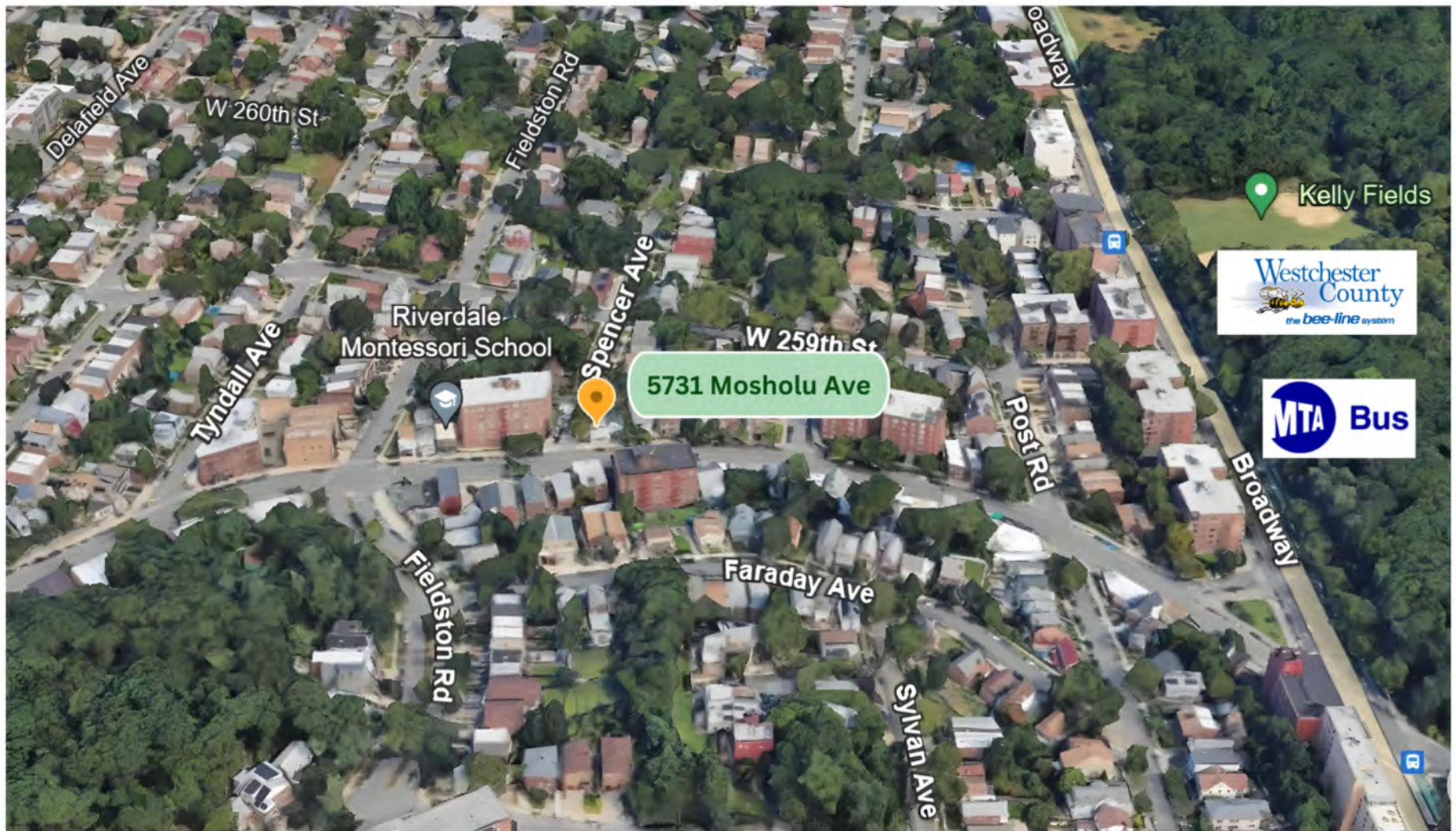
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## PROPERTY DETAILS

|                     |                                            |
|---------------------|--------------------------------------------|
| Location            | 5731 Mosholu Avenue, Bronx NY 10471        |
| Bronx Block & Lot   | 5858-0306                                  |
| Zoning              | R4, C1-2                                   |
| Building Type       | K2 Multi-Story Retail Building (2 or More) |
| Building Height     | 2 Stories & Full Basement                  |
| Gross Building Area | 1,100 SF                                   |
| Gross Leasable Area | 1,650 SF                                   |
| Year Built          | 1931                                       |
| Typical Floor       | 550 SF                                     |
| Land                | 714 SF                                     |



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## LOCATION HIGHLIGHTS

Major Riverdale Thoroughfare and Shopping District

Half mile to Henry Hudson Parkway North or South

No Manhattan Daily "Congestion Pricing"

3 blocks to Van Cortlandt Park - 1000+ acres of Athletics Fields, Biking, Horseback & Running Trails

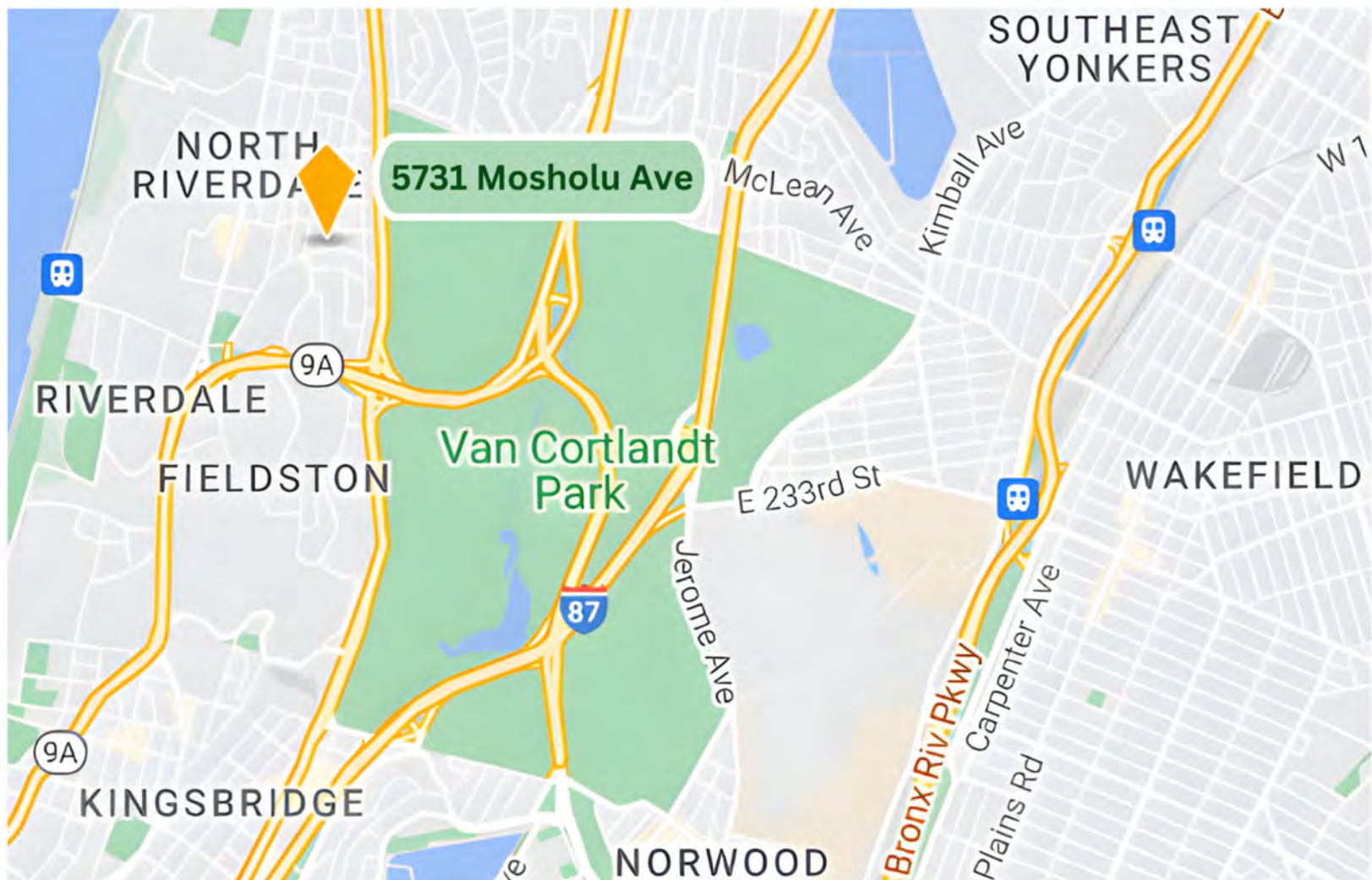
Several MTA and Westchester Bus lines on Broadway, 1 mile to #1 Subway

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## AERIAL MAP

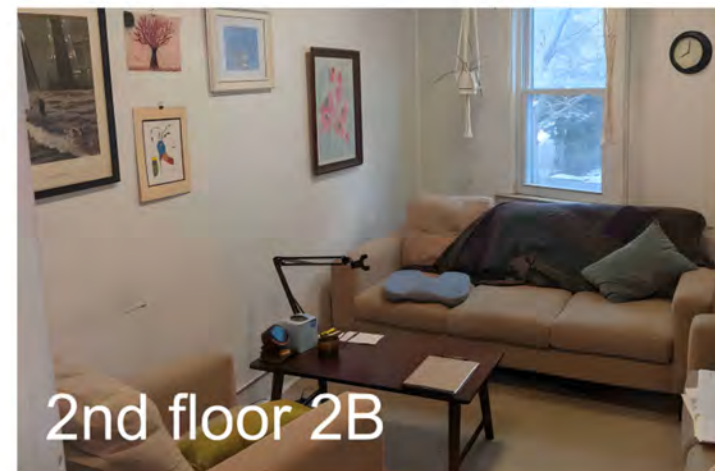


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## SPACES



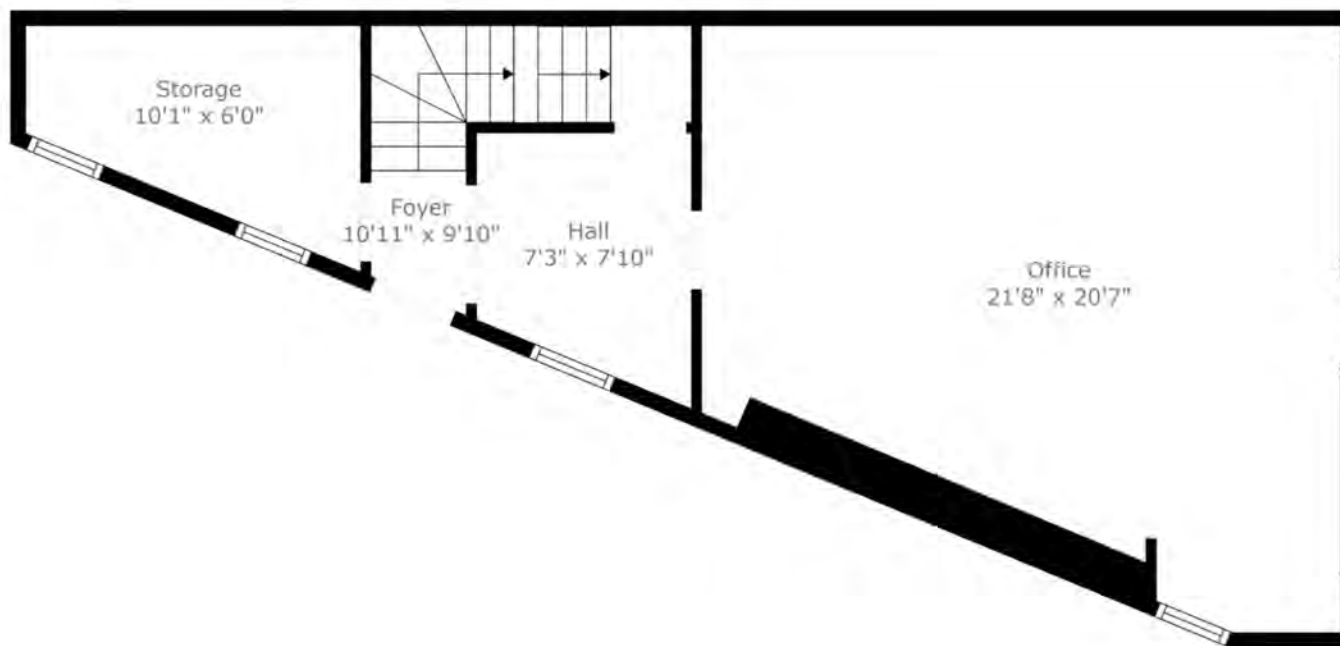
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## FIRST FLOOR



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### First Floor – Two Units

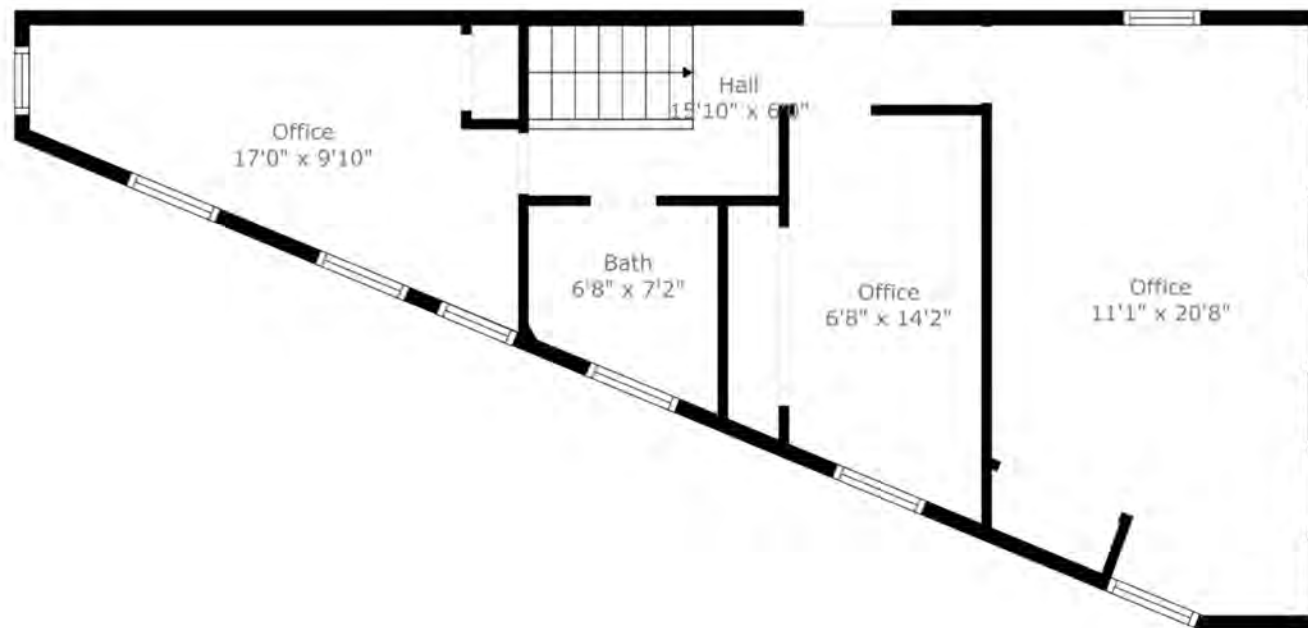


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## SECOND FLOOR



### Second Floor – Three Units & Bathroom



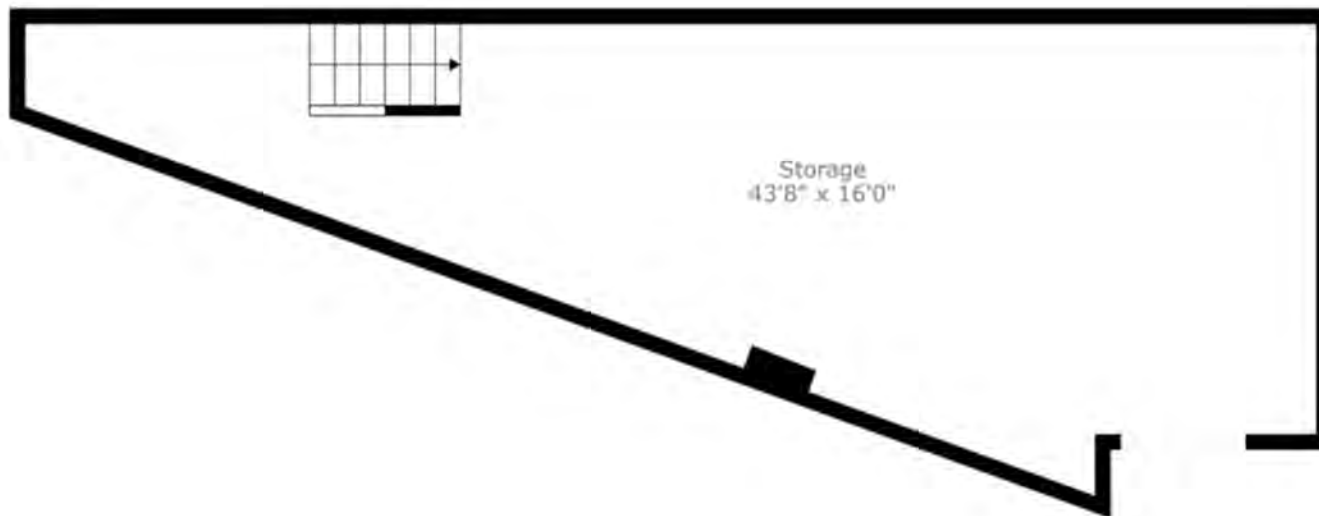
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## BASEMENT



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### Basement – Stairway and Sidewalk Door



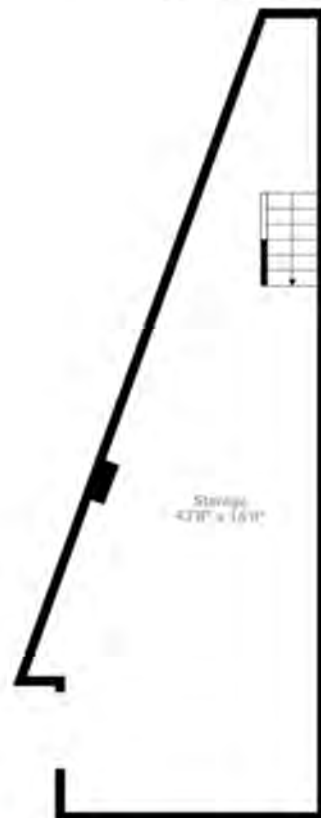
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## ALL FLOORS

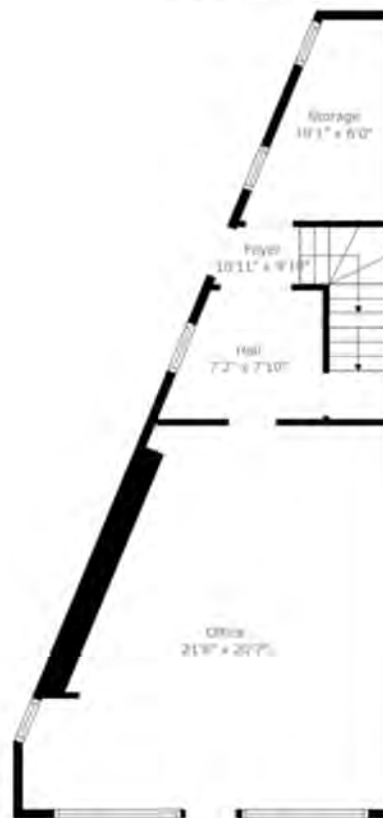


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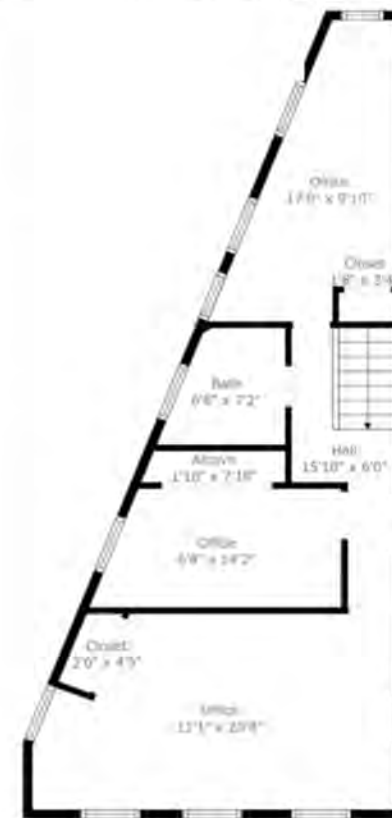
Basement



First Floor



Second Floor



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## FINANCIALS



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5731 Mosholu Avenue, Bronx NY 10471  
AKA 5800 Spencer Avenue

### Income

|                            |                           |                           |
|----------------------------|---------------------------|---------------------------|
| 1A & C & Basement          | \$43,800                  | Leased through 12/31/2026 |
| 2A & C                     | \$36,000                  | <i>pro forma</i>          |
| 2B - owner lease           | \$12,000                  | <i>pro forma</i>          |
| <b><u>Gross Income</u></b> | <b><u>\$91,800.00</u></b> | <i>pro forma</i>          |

### Expenses

|                                          |                           |                        |
|------------------------------------------|---------------------------|------------------------|
| Insurance                                | \$6,000.00                | 12 months thru June 26 |
| Repairs & Maint                          | \$1,100.00                | 12 months thru June 26 |
| Electric                                 | \$6,000.00                | 12 months thru June 26 |
| Water & Sewer                            | \$500.00                  | 12 months thru June 26 |
| <b><u>Pre-Tax Operating Expenses</u></b> | <b><u>\$13,600.00</u></b> |                        |
| Taxes                                    | \$12,643.00               |                        |
| <b><u>Total Operating Expenses</u></b>   | <b><u>\$26,243.00</u></b> |                        |
| <b><u>Net Operating Income</u></b>       | <b><u>\$65,557.00</u></b> |                        |

Offered Price **\$850,000**

Cap Rate **7.71%**

# 5731 MOSHOLU AVENUE

## DEMOGRAPHICS



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### 1 Mile Radius

42,659 People in 15,892 Households  
2.7 People per Household, Median Age 41  
54% with Post High School Education  
10,779 Daytime Employees

### POPULATION BY OCCUPATION

| Radius                        | <u>1 Mile</u> |        | <u>3 Mile</u> |        | <u>5 Mile</u> |        |
|-------------------------------|---------------|--------|---------------|--------|---------------|--------|
| 2025 Population by Occupation | 44,375        |        | 522,735       |        | 1,497,799     |        |
| Real Estate & Finance         | 1,610         | 3.63%  | 16,478        | 3.15%  | 46,545        | 3.11%  |
| Professional & Management     | 10,031        | 22.61% | 96,147        | 18.39% | 285,411       | 19.06% |
| Public Administration         | 1,489         | 3.36%  | 9,369         | 1.79%  | 21,844        | 1.46%  |
| Education & Health            | 6,771         | 15.26% | 74,868        | 14.32% | 211,876       | 14.15% |
| Services                      | 4,848         | 10.93% | 65,787        | 12.59% | 184,350       | 12.31% |
| Information                   | 308           | 0.69%  | 4,133         | 0.79%  | 13,276        | 0.89%  |
| Sales                         | 4,424         | 9.97%  | 45,179        | 8.64%  | 127,902       | 8.54%  |
| Transportation                | 7,006         | 15.79% | 106,815       | 20.43% | 310,141       | 20.71% |
| Retail                        | 1,737         | 3.91%  | 21,839        | 4.18%  | 63,584        | 4.25%  |
| Wholesale                     | 315           | 0.71%  | 4,330         | 0.83%  | 13,611        | 0.91%  |
| Manufacturing                 | 673           | 1.52%  | 7,140         | 1.37%  | 23,177        | 1.55%  |
| Production                    | 1,903         | 4.29%  | 25,611        | 4.90%  | 73,017        | 4.87%  |
| Construction                  | 1,509         | 3.40%  | 14,992        | 2.87%  | 38,496        | 2.57%  |
| Utilities                     | 1,107         | 2.49%  | 16,946        | 3.24%  | 46,578        | 3.11%  |
| Agriculture & Mining          | 30            | 0.07%  | 338           | 0.06%  | 1,128         | 0.08%  |
| Farming, Fishing, Forestry    | 26            | 0.06%  | 223           | 0.04%  | 884           | 0.06%  |
| Other Services                | 588           | 1.33%  | 12,540        | 2.40%  | 35,979        | 2.40%  |

### HOUSEHOLDS BY INCOME

| Radius                    | <u>1 Mile</u> |        | <u>3 Mile</u> |        | <u>5 Mile</u> |        |
|---------------------------|---------------|--------|---------------|--------|---------------|--------|
| 2025 Households           | 15,706        |        | 177,852       |        | 496,650       |        |
| <\$25,000                 | 2,471         | 15.73% | 42,770        | 24.05% | 127,152       | 25.60% |
| \$25,000 - \$50,000       | 2,352         | 14.98% | 32,167        | 18.09% | 88,463        | 17.81% |
| \$50,000 - \$75,000       | 2,115         | 13.47% | 29,213        | 16.43% | 78,013        | 15.71% |
| \$75,000 - \$100,000      | 1,782         | 11.35% | 18,741        | 10.54% | 52,237        | 10.52% |
| \$100,000 - \$125,000     | 2,324         | 14.80% | 15,939        | 8.96%  | 42,590        | 8.58%  |
| \$125,000 - \$150,000     | 813           | 5.18%  | 9,620         | 5.41%  | 25,663        | 5.17%  |
| \$150,000 - \$200,000     | 1,651         | 10.51% | 13,446        | 7.56%  | 34,986        | 7.04%  |
| \$200,000+                | 2,198         | 13.99% | 15,956        | 8.97%  | 47,546        | 9.57%  |
| 2025 Avg Household Income | \$111,692     |        | \$87,854      |        | \$87,619      |        |

### WORKER TRAVEL TIME TO JOB

| Total Travelers | 17,885 |        | 76,282 |        | 615,794 |        |
|-----------------|--------|--------|--------|--------|---------|--------|
| <30 Minutes     | 6,029  | 33.71% | 25,909 | 33.96% | 185,568 | 30.13% |
| 30-60 Minutes   | 6,052  | 33.84% | 26,818 | 35.16% | 237,492 | 38.57% |
| 60+ Minutes     | 5,804  | 32.45% | 23,555 | 30.88% | 192,734 | 31.30% |

## LOCAL MARKET KNOWLEDGE. WORLD CLASS CONNECTIONS.

CONTACT US FOR MORE INFORMATION

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