



3682 WHITE PLAINS ROAD

BRONX, NY 10467
WILLIAMSBRIDGE

corcoran

PROPERTY OVERVIEW

ASKING PRICE: \$752,814 | NOI: \$56,693 | CAP RATE: ~7.5% | BUILDING SF: 2,156 SF

The Corcoran Group is pleased to present 3682 White Plains Road, a fully occupied, two-unit commercial retail strip in the Williamsbridge neighborhood of the Bronx. The property features two long-term retail tenants — Elegant Hair Studio and Nail Salon by Lilly — both operating under multi-year leases with scheduled rent escalations. The building generates stable, predictable income with tenants responsible for their own utilities, creating an attractive, low-management investment profile.

Both tenants provide water and real estate tax reimbursements, further insulating the owner from operating cost exposure. With an asking price of \$752,814, a net operating income of approximately \$56,693, and an in-place cap rate of approximately 7.5%, 3682 White Plains Road represents a compelling opportunity for investors seeking stabilized retail income in a high-foot-traffic corridor along one of the Bronx's most active commercial avenues.

PROPERTY INFORMATION

Address:	3682 White Plains Road (alt: 3682B White Plains Road)
Borough:	Bronx, NY 10467
Neighborhood:	Williamsbridge
Block & Lot:	04663-0012
Property Type:	One Story Retail Building (K1)
Commercial Units:	2
Building SF:	2,156 SF
Building Dim.:	28 ft × 77 ft
Lot SF:	2,473 SF
Lot Dimensions:	30.25 ft × 81.75 ft
Zoning:	R7A, C2-4
Current FAR:	0.87
Max Buildable Area:	9,892 SF
Buildable Area:	7,740 SF (above current built area of 2,152 SF)

RENT ROLL & INCOME / EXPENSE

RENT ROLL

Unit	Tenant	Lease Expiration	Annual Rent
3682-ST1	Elegant Hair Studio	January 2031	\$33,756
3682-ST2	Nail Salon by Lilly	March 2029	\$34,500
TOTAL ANNUAL RENT			\$68,256

INCOME & EXPENSE SUMMARY (ANNUAL)

Revenue	Annual Amount
Gross Rent	\$68,256
Water Reimbursement	\$3,000
Real Estate Tax Reimbursement	\$3,770
EFFECTIVE GROSS INCOME	\$75,026

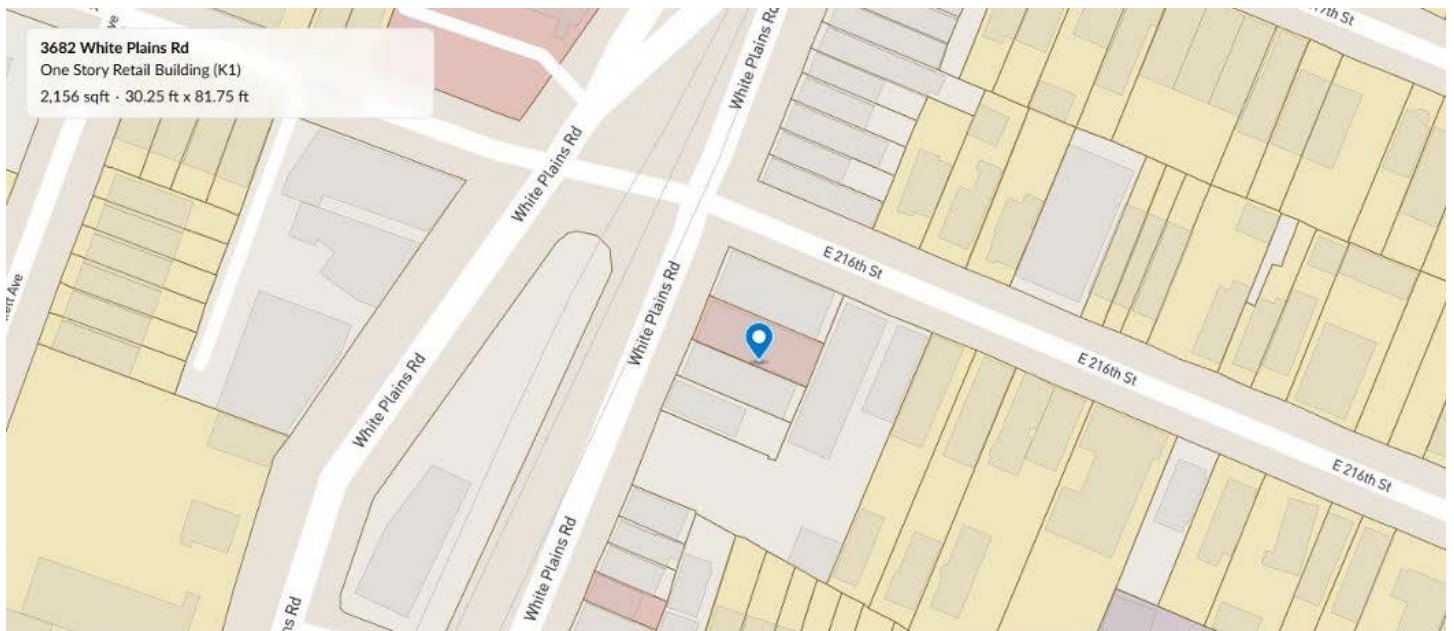
INCOME & EXPENSE SUMMARY (ANNUAL)

Operating Expenses	Annual Amount
Real Estate Taxes	\$12,533
Insurance	\$2,800
Water	\$3,000
TOTAL OPERATING EXPENSES	\$18,333
Net Operating Income (NOI)	\$56,693
Cap Rate	~7.5%

PROPERTY PHOTOS & LOCATION



STREET VIEW — 3682 WHITE PLAINS ROAD, BRONX, NY 10467



FOR MORE INFORMATION, PLEASE CONTACT:

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