

**FRIEDMAN-ROTH EXCLUSIVE
CORNER BRONX TAXPAYER FOR SALE
ASKING 7.3% CAP PLUS VALUE ADD / FUTURE
DEVELOPMENT SITE**



Asking Price: \$ 3,149,000

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Address:	3861-3869 White Plains Road, Bronx, NY 10467		
Location:	South West Corner of White Plains Road and East 222nd Street in the Olinville Section of the Bronx.		
Description:	One Story Taxpayer with 6 Retail Stores.		
Block / Lot:	4656/39	Zoning:	R6 - C2-4
Lot Size:	89.8 x 60	Lot SF:	5,387
Building Size:	89.8 x 60	Building SF:	5,340
Price PSF:	\$ 589.70	Cap Rate:	7.3%
INCOME:			
Water Pass Through	\$ 5,188		
Commercial Actual	\$ 219,078		
Commercial Projected	\$ 98,400		
Gross Annual Income:	\$ 322,666		
EXPENSES: (ESTIMATED)			
Real Estate Taxes	\$ 57,911		
Water/Sewer	\$ 5,188		
Insurance	\$ 18,481		
Fuel	Tenants Pay		
Electric & Gas	Tenants Pay		
Maintenance & Repair	\$ 5,265		
Management	\$ 5,600		
Total Expense:	\$ 92,445		
Estimated Net Operating Income:	\$ 230,221		
Asking Price:	\$ 3,149,000		

Remarks: Hot corner in Olinville Bronx with room to build. 7,734 sq.ft of air rights.

Dominos New 10 Year Extension:

Year 1: 05/01/26-04/30/27 \$6,000.00
Year 2: 05/01/27-04/30/28 \$6,150.00
Year 3: 05/01/28-04/30/29 \$6,303.75
Year 4: 05/01/29-04/30/30 \$6,461.35
Year 5: 05/01/30-04/30/31 \$6,622.89
Year 6: 05/01/31-04/30/32 \$6,788.47
Year 7: 05/01/32-04/30/33 \$6,958.19
Year 8: 05/01/33-04/30/34 \$7,132.15
Year 9: 05/01/34-04/30/35 \$7,310.46
Year 10: 05/01/35-04/30/36 \$7,493.23

3. BASE YEAR FOR REAL ESTATE TAXES. The Tenant agrees to pay as Additional Rent during the term of this Lease any and all renewals, extensions and modifications hereof Fifty (50%) Percent of the increase in the annual real estate taxes imposed on the building over and above the annual real estate tax for the tax year 2025-2026 ("the base year") in the amount of \$57,911.40.

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Commercial								
Units	Tenant	Status/Approx Sqft	Lease Start	Lease Expiration	Monthly Rent	R/E Taxes Contribution	Total	Annual Total
SIGN	Jerusalem Church		07/01/25	06/30/28	\$ 400.00			\$ 4,800.00
3861	ADAB Foods LLC	1250 Sq.ft Plus Full Basement	12/01/23	11/30/28	\$ 4,900.00	\$ 723.89	\$ 5,623.89	\$ 67,486.68
3863	Vacant	655 Sq. ft	Vacant	Vacant	\$ 2,700.00		\$ 2,650.00	\$ 31,800.00
3865	Cura NJIE	655 Sq.ft	02/01/18	01/31/29	\$ 3,300.00	\$ 482.60	\$ 3,782.60	\$ 45,391.20
3867	Vacant	Projected / 1230 Sq.ft Plus Full Basement	Vacant	Vacant	\$ 5,500.00		\$ 5,500.00	\$ 66,000.00
3867A	3867a Candy Grocery corp	350 Sq.ft	10/01/25	09/30/30	\$ 2,500.00		\$ 2,500.00	\$ 30,000.00
3869	Dominos Pizza	1200 Sq.ft	05/01/11	04/30/36	\$ 6,000.00		\$ 6,000.00	\$ 72,000.00
Total		5,340 Sq. Ft			\$ 24,900.00		\$ 26,056.49	\$ 317,477.88