



15 Fort Charles Place

3 UNIT
MULTIFAMILY
(FREE MARKET)
FOR SALE

 Douglas Elliman





15 Fort Charles Place

Price \$2,195,000

Douglas Elliman has been exclusively retained by ownership to market for sale 15 Fort Charles Place, Bronx NY.

15 Fort Charles Place presents a rare multifamily investment opportunity in the historic Marble Hill enclave noted for its unique turn-of-the-century Victorian wood-frame homes and curved streetscapes. Positioned along a unique, curved streetscape historically noted for its turn-of-the-century Victorian architecture (including original moldings, ceiling medallions and lighting from the early 1900's), the property combines rich historical significance and is situated on the site of the Revolutionary War outpost Fort Prince Charles, enduring market appeal. While offering modern residential functionality.

Well maintained residential building with all 3 free-market (FM) apartments which have been each renovated, with efficient detail from top floor to lower level. There is a garage with two parking spaces and potential basement conversion opportunity (subject to approvals). Each unit features stainless steel appliances and both newly installed dishwasher and washer dryer in Unit 1 and on-site washer dryers for both Units 2 & 3. In addition to outdoor spaces serving as tenant common areas.

The property is ideally situated in Marble Hill, one of Bronx's vibrant residential neighborhoods, with convenient access to Inwood, Manhattan's northernmost neighborhood. The location offers excellent transportation connectivity with Metro-North's Marble Hill Station and the MTA 1 Train at 225th Street and Broadway, which are within approximately two blocks of the property. This strategic location provides residents with convenient access to nearby Manhattan, the surrounding Bronx and Westchester markets.

Proforma: Annual Rental Income \$104,820 (Residential) - \$5,000 (Commercial) - \$25,935 (Annual Expenses + RE Tax) = \$83,885 Net Operating Income.

Please contact to discuss details.



PROPERTY DETAILS:
15 FORT CHARLES PLACE BRONX,
NY 10463
LOCATED ON THE SOUTH SIDE OF
FORT CHARLES PLACE BETWEEN
JACOBUS PLACE AND MARBLE
HILL AVENUE

BLOCK / LOT: 2215-463
YEAR BUILT: 1899
LOT DIMENSIONS: 44.42' X 80'
LOT SQUARE FOOTAGE: 3,120 SQFT
BUILDING SQUARE FOOTAGE: 3,846

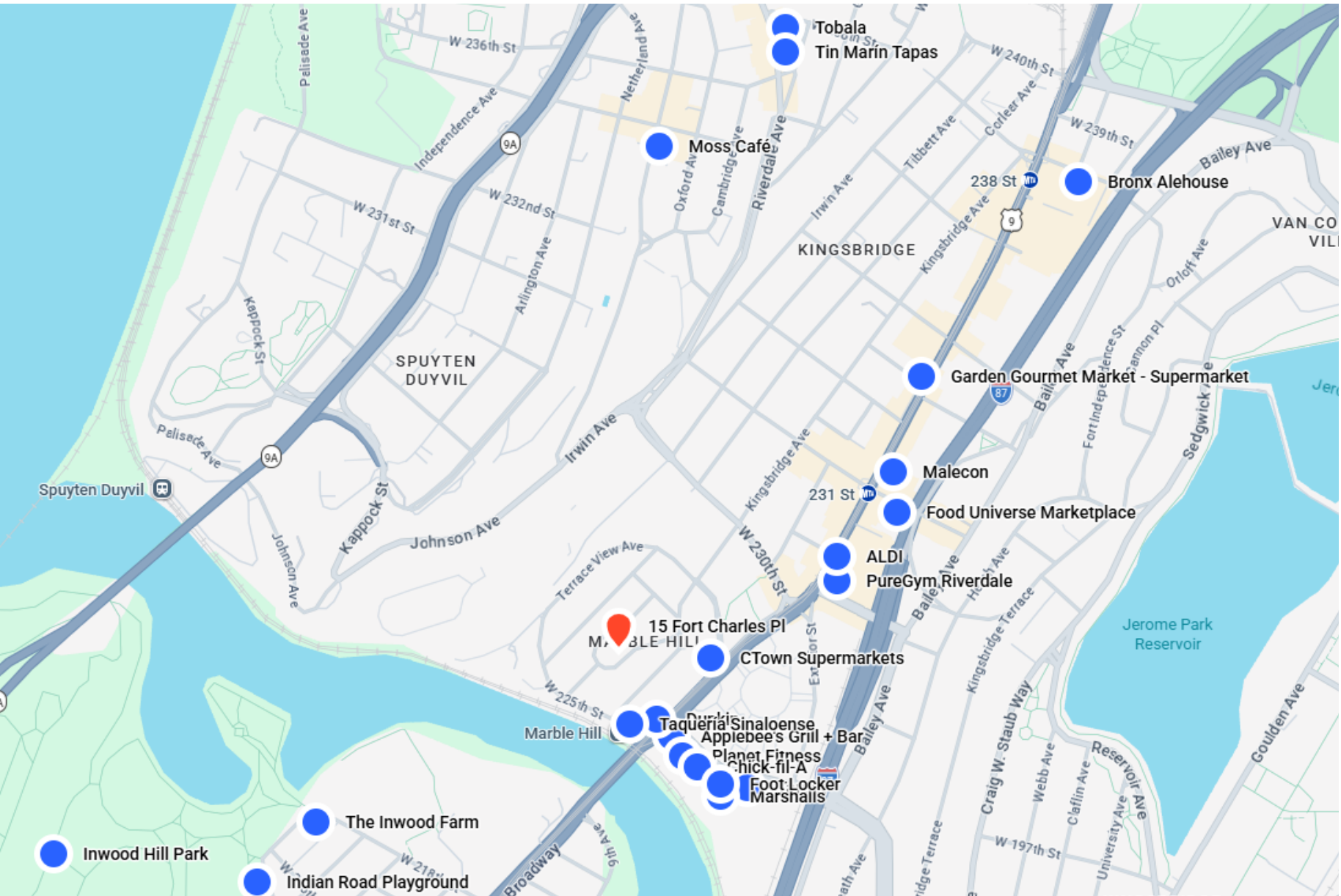
SQFT (ABOVE GRADE)
STORIES: 3
FLOORS: 4
RESIDENTIAL UNITS: 3
TOTAL UNITS: 3
ZONING: R5
RESIDENTIAL FAR: 1.5
AVAILABLE AIR RIGHTS: 834 SQFT
TAX CLASS: 1
CERTIFICATE OF OCCUPANCY: FINAL



Note: All square feet measurements are approximate



AREA MAP



SHOPPING & FITNESS

OUTDOOR SPACES

RESTAURANTS + FOOD SHOPS

- Aldi's

CTown Supermarkets

Garden Gourmet Market

Food Universe Marketplace

Foot Locker

Marshall's

Planet Fitness

Pure Gym Riverdale

Target
- Inwood Hill Park

Indian Road Playground
- Applebees

Bronx Ale House

Chick-Fil-A

Dunkin Donuts

Malecon

Moss Café

Tacqueria Sinaloense

The Inwood Farm

Tin Marin Tapas

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APT #	# OF BEDS AND BATHS	APPROX GROSS AREA SF	APPROX GROSS EXT. AREA SF	LEASE EXPIRATION DATE	EXISTING MONTHLY RENT	PROFORMA RENT
3 rd Floor	2 & 1		0	Arranged	\$2,550	\$33,000
2nd Floor	2 & 1		0	Arranged	\$1,735	\$34,020
Ground	2 & 1		0	Arranged	\$2,775	\$37,800
Parking Space 1	0		0	Arranged	\$175	\$2,400
Parking Space 2	0		0	Vacant		\$3,000
PROFORMA - GROSS ANNUAL RENTAL INCOME:						\$109,820

2025/2026 REAL ESTATE TAXES	\$8,581
BUILDING WATER & SEWER	\$2,045 (\$511 per quarter)
COMMON ELECTRIC	\$1,809 (\$150 per month)
BUILDING INSURANCE	\$13,500
TOTAL ANNUAL EXPENSES	\$25,935
PROJECTED NET OPERATING INCOME	\$83,885

Note: All square feet measurements are approximate

FLOOR PLANS



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