



721, 735, & 751 WALTON AVENUE

Bronx, NY 10451

721

735

751

THREE CONTIGUOUS SIX-STORY ELEVATOR BUILDINGS TOTALING 338 UNITS



751

735

721



Investment Highlights



Scale Opportunity; 338 Units

Three contiguous buildings totaling 360,874 gross SF allow for shared operating efficiencies.

Embedded MCI Upside



A Local Law 11 facade restoration project on 721 and 735 Walton Avenue is 50% complete. An investor can finish the remaining work and capture annual MCI rent increases.



Tax Abatement & Solar Revenue Opportunity

Planned rooftop solar installations are expected to generate tax abatements while delivering comprehensive rooftop renovations and electrical system upgrades at no cost to ownership.



Proximity to Midtown Manhattan

Situated two blocks from Yankee Stadium with immediate access to the 2, 4, 5, B, and D subway lines, the Portfolio offers residents a convenient ~30-minute commute to Midtown Manhattan

[CLICK HERE TO ACCESS DEAL ROOM](#)

721 WALTON AVENUE a.k.a. 724 Gerard Avenue

EXECUTIVE SUMMARY

CBRE is pleased to present 721 Walton Avenue, a six-story elevator building located at the corner of the Walton Avenue block-front in the Concourse neighborhood of the Bronx. Built in 1927, the building contains 120 residential units across approximately 112,854 gross square feet on a 30,250 square-foot lot (151' x 185'). The building is entirely residential, with no commercial component. The rent roll is fully regulated: 99 units are Rent Stabilized.

Property Information			
Address		721 Walton Ave	
Submarket		Concourse	
Parcel		2473-48	
Property Type		Elevator	
Stories		6	
Year Built		1927	
Above Grade Gross SF (approx.)		112,854	
Residential Units		120	
Net Residential SF (15% Loss Factor)		95,926	
Avg. Net Unit SF (approx.)		799	
Tax Information (26/27)			
Total Assessment		\$2,501,550	
Annual Property Tax		\$311,168	
Tax Class		2	
Tax Rate		12.4390%	
Zoning & Lot Information			
Lot Dimensions	151' x 185'	Total Buildable ZFA (As-of-Right)	182,105
Lot SF	30,250	Available Air Rights (As-of-Right)	69,251
Zoning	R8	Total Buildable ZFA (UAP)	217,800
Residential FAR (As-of-Right)	6.02	Available Air Rights (UAP)	148,506
Residential FAR (UAP)	7.2		



735 WALTON AVENUE a.k.a 740 Gerard Avenue

EXECUTIVE SUMMARY

CBRE is pleased to present 735 Walton Avenue, a six-story elevator building located mid-block on the Walton Avenue blockfront in the Concourse neighborhood of the Bronx. Built in 1927, the building contains 110 total units - 109 residential apartments and 1 commercial unit - across approximately 106,512 gross square feet on a 27,503 square-foot lot (150’ x 185’).The residential rent roll is fully regulated: 84 units are Rent Stabilized. **735 Walton Avenue combines regulated residential income with in-place retail cash flow.**

Property Information			
Address		735 Walton Ave	
Submarket		Concourse	
Parcel		2473-43	
Property Type		Elevator	
Stories		6	
Year Built		1927	
Above Grade Gross SF (approx.)		106,512	
Residential Units		109	
Commercial Units		1	
Total Units		110	
Gross Residential SF (approx.)		105,462	
Net Residential SF (15% Loss Factor)		89,643	
Avg. Net Unit SF (approx.)		822	
Above Grade Retail SF (approx.)		1,050	
Tax Information (26/27)			
Total Assessment		\$2,953,090	
Annual Property Tax		\$367,335	
Tax Class		2	
Tax Rate		12.4390%	
Zoning & Lot Information			
Lot Dimensions	150' x 185'	Total Buildable ZFA (As-of-Right)	165,568
Lot SF	27,503	Available Air Rights (As-of-Right)	59,056
Zoning	R8	Total Buildable ZFA (UAP)	198,022
Residential FAR (As-of-Right)	6.02	Available Air Rights (UAP)	91,510
Residential FAR (UAP)	7.2		



751 WALTON AVENUE a.k.a 120 East 157th Street

EXECUTIVE SUMMARY

CBRE is pleased to present 751 Walton Avenue, a six-story elevator building anchoring the Walton Avenue blockfront in the Concourse neighborhood of the Bronx. Built in 1927, the building contains 109 total units - 102 residential apartments and 7 commercial units - across approximately 141,508 gross square feet on a 28,465 square-foot lot (158’ x 178’). With an average net unit size of approximately 1,151 square feet, the building offers the largest apartments in the Portfolio.

The commercial component comprises 3,400 square feet of ground-floor retail across seven storefronts, occupied by a mix of neighborhood service tenants including a laundromat, wine and liquor store, and local retail.

751 Walton Avenue pairs the Portfolio’s largest units and highest average rents with diversified retail income and near-term lease-up potential.

Property Information			
Address		751 Walton Ave	
Submarket		Concourse	
Parcel		2473-33	
Property Type		Elevator	
Stories		6	
Year Built		1927	
Above Grade Gross SF (approx.)		141,508	
Residential Units		102	
Commercial Units		7	
Total Units		109	
Gross Residential SF (approx.)		138,108	
Net Residential SF (15% Loss Factor)		117,392	
Avg. Net Unit SF (approx.)		1,151	
Above Grade Retail SF (approx.)		3,400	
Tax Information (26/27)			
Total Assessment		\$2,202,750	
Annual Property Tax		\$274,000	
Tax Class		2	
Tax Rate		12.4390%	
Zoning & Lot Information			
Lot Dimensions	158' x 178'	Total Buildable ZFA (As-of-Right)	176,483
Lot SF	28,465	Available Air Rights (As-of-Right)	34,975
Zoning	R8	Total Buildable ZFA (UAP)	204,948
Residential FAR (As-of-Right)	6.02	Available Air Rights (UAP)	63,440



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