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ERG Property Advisors retained as exclusive agent for six listings: 12 buildings

April 09, 2012 - Spotlights

According to ERG Property Advisors, the firm has been hired to exclusively sell the following properties:

1535 Stillwell Ave., Bronx: Two-story fully renovated 8,000 s/f commercial building with1,500 s/f parking lot on property. Additional municipal parking 1 block away.

3325 Boston Rd., Bronx: Two-story, 4,246 s/f building delivered vacant. Property is located in the Baychester section of the Bronx. Neighbors are Ford dealership, Toyota dealership and Avis Auto Parts. Very busy retail corridor.

36-27 31st St., Queens: This property is an existing 9,000 s/f warehouse located in Long Island City section. The blended zoning brings the actual residential buildable area to 24,525 s/f. Coupled with outdoor living space, underground parking, and community facility, this development could achieve 45,000 s/f. Existing garage will allow the developer to build a parking for the tenants and for extra income due to the lack of parking in the area.

355 Grand St., Manhattan: This property is a three-story building located in the Lower East Side section. The building consists of two retail stores, one two-bedroom apartment, and one one-bedroom apartment with outdoor space. The retail tenants pay their own heat and hot water. The boiler is 4 years old.

A four-building collective sale on Arthur Ave. located in the Fordham section of the Bronx. The following properties are available as a part of the sale: 2473 Arthur Ave., 2475 Arthur Ave., 2477 Arthur Ave. and 2479 Arthur Ave. The package consists of four walk-up apartment buildings with a total of nine apartments, two stores, a restaurant and two ground-floor office spaces.

A Bronx four-building package: 300 East 159th St., 1702 Clay Ave., 2179 Washington Ave. and 2304 Crotona Ave. The package consists of three five-story walk-ups and a six-story walkup apartment building with 115 apartments and two commercial units. The portfolio has two vacant apartments. All roofs, boilers, intercoms, front doors, cameras, heat timers, windows and pointing are in excellent condition. Landlord has not filed for J- 51 Abatements.

* 300 East 159th St.: This property is located in the Melrose section of the Bronx. Property was built in 1931. This corner building is a 11,725 s/f, 5-story walk-up with 22 apartments. Well maintained property. 20 units have been renovated including new boiler in 2002, New electric was done in 2005, painting was done in 2010 and all appliances have been replaced. Public transportation is within 5 minutes walk from nearby BX6 & BX32 buses.

* 1702 Clay Ave.: This 20,670 s/f property is located in the Tremont section of the Bronx. This is a 5-story building with a total of 28 units. Well maintained property. 20 units have been renovated. New boiler was installed in 2002 and painting was done in 2010. All appliances have been replaced. Five minutes walk from B & D subways at 174th station and BX42 & BX11 at Webster Ave.

* 2179 Washington Ave.: This 33,722 s/f property is located in the Tremont section of the Bronx. This is a six story walk-up building including 34 apartments and two stores. The property is well maintained. It has new Surveillance & Intercom System-2010. Large number of units have been fully gut renovated. Windows were replaced throughout the building in 2011. New electric wiring and meter bank installed in 2005. Within 5 minutes walk from public transportation BX36 & BX15 at 180th St & 3rd Avenue. Property located across the street from the park.
* 2304 Crotona Ave.: This 22,780 s/f property is located in the Little Italy section of the Bronx. This is a five-story walk-up apartment building with 30 apartments. Well maintained property. It has new surveillance & intercom System-2009. A large number of units have been renovated. Nearby transportation BX9, BX17, BX19 & BX36. Within walking distance to Fordham University.

According to ERG Property Advisors 4331 Richardson Ave., a walk-up building in the Bronx has become available. The building is located on the west side of Richardson Ave., between East 236th and East 237th Sts. The building is 17,013 s/f and is situated on a 15,000 s/f lot. The average apartment is 688 s/f.