

FOR SALE

1592-1600 University Avenue, Bronx, NY 10453

64 Unit Adjacent Building Package in Morris Heights

Ariela
GREA Partner



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- ▶ Located on the East side of University Avenue off the corner of Featherbed Lane
- ▶ Unit breakdown is comprised of twenty-one (21) 1-bedroom apartment, thirty-seven (37) 2-bedroom apartments and six (6) 3-bedroom apartments
- ▶ Abundance of national/local commercial tenants are accessible for residents on E Tremont Avenue, 170th Street, & Jerome Avenue
- ▶ In close proximity to supermarkets, local eateries, schools & medical institutions
- ▶ Transportation is in abundance surrounding the buildings as the properties are located in close proximity 4/B/D subway lines & the Bx3/36 bus stop is directly in front of the building



Asking Price: \$3,700,000 | \$63 / \$/SF | \$57,813 / \$/Unit | 9.14% / Cap Rate | 3.88 / GRM

Exclusively Represented By
212.544.9500 | arielpa.nyc

Daniel Mahfar x99
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Shimon Shkury x11
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Jake Brody x62
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Erik Moloney x24
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For Financing
Information: **Matthew Swerdlow x56**
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. September 15, 2025 5:29 pm

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Property Information	Total
Lot Sq. Ft.	15,766
Residential Units	64
Total Units	64
Building Sq. Ft.	58,630
Zoning	R7-1
FAR	4.00
Buildable Sq. Ft.	63,064
Air Rights Sq. Ft.	4,953
Tax Class	2
Assessment (25/26)	\$1,283,220
Real Estate Taxes (25/26)	\$160,403

*All square footage/buildable area calculations are approximate

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Property Information	1592 University Avenue	1600 University Avenue
Block / Lot	2876 / 67	2876 / 65
Lot Dimensions	58.16' x 135.25'	62.52' x 137.35'
Lot Sq. Ft.	7,199	8,567
Building Dimensions	62.42' x 102'	62.42' x 102'
Stories	5	5
Residential Units	32	32
Total Units	32	32
Building Sq. Ft.	29,315	29,315
Zoning	R7-1	R7-1
FAR	4.00	4.00
Buildable Sq. Ft.	28,796	34,268
Air Rights Sq. Ft.	None	4,953
Tax Class	2	2
Assessment (25/26)	\$641,610	\$641,610
Real Estate Taxes (25/26)	\$80,201	\$80,201

*All square footage/buildable area calculations are approximate



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For More Information Contact Our Exclusive
Sales Agents at **212.544.9500** | arielpa.nyc

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