

**CLOSED 10/30/2024**  
**100% FREE MARKET**  
**2001 CONSTRUCTION**

<b>SALE PRICE</b>	<b>\$224K</b>	<b>7.15%</b>	<b>8.0</b>	<b>\$172</b>
<b>\$5,150,000</b>	<b>/Unit</b>	<b>CAP</b>	<b>x Rent</b>	<b>/SF</b>



**3333 Bruner Ave,  
 Bronx, NY 10469  
 (Parcel #: 04753-0029)**

**\$368,038**  
 Net Operating Income

**\$642,312**  
 Gross Income

**30,000**  
 Total SF

**23**  
 Units

**Residential Rents @  
 \$2,314/month /unit  
 \$572 /month /room**

**TEAM LALA ACHIEVES FIRST EVER SALE OF THIS  
 100% FREE MARKET 2001-BUILT ELEVATOR BUILDING  
 WITH 23 APARTMENTS, TERRACES, AND PARKING**

Team Lala of RMF closed out the sale of this 100% free market garden-style apartment building with balconies, 23 car parking and private yard access for ground floor units.

The subject property is located in the Laconia section of the Bronx on Bruner Avenue just south of East 222nd Street and is proximate to local shopping, dining and an MTA train station.

This 2001 built, all brick and concrete building features: attractive landscaping, an outdoor sprinkler system, a common outdoor area, an elevator, spacious apartments, a steel and glass entrance, four laundry rooms each with a washer and a dryer, a

clean paved parking lot, a 100% drywall interior, sprinklers in all areas, 120 AMP electric per unit, a fire alarm connected to the FDNY, six security cameras, a rooftop daisy-chained gas heating system with two boilers and two 100 gallon hot water tanks.

Local amenities include The Bay Plaza Shopping Center, The Mall At Bay Plaza and the Pelham Manor Shopping Center all located within 5-10 minutes driving distance and featuring popular retail chains such as Apple, Shake Shack, BJ's, Five Guys, Gap, Dave & Buster's, Pet Smart, Macy's and more.

The 421a abatement has expired and all apartments are now FREE MARKET.

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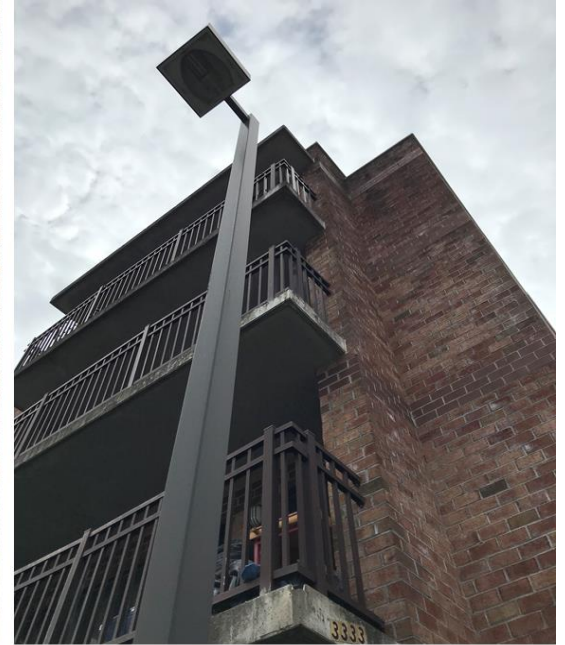


# 3333 BRUNER AVENUE





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