

# Webster Medical Plaza

1150 Webster Ave, Bronx, NY 10456

32,000 Sq. Ft. Medical Building

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## PROPERTY SUMMARY

### PROPERTY DESCRIPTION

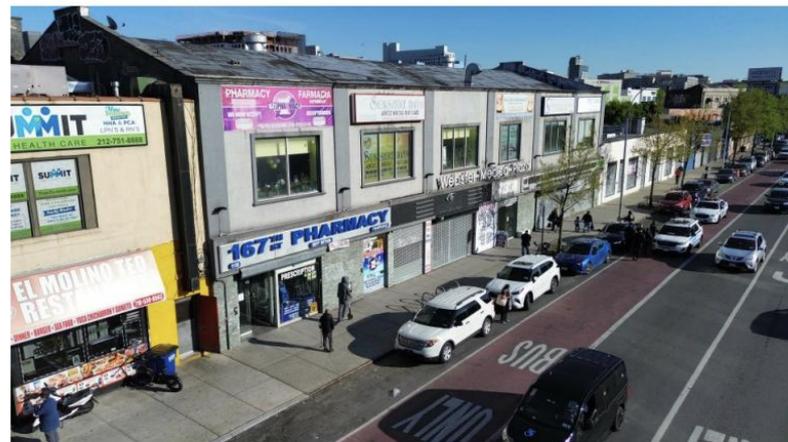
The property is a 32,340 square foot two-story building situated on a 16,341 square foot lot. The building is leased with six robust medical tenants, contributing to a stable and high-performing investment opportunity.

Originally constructed as a parking garage, the property was converted into a modern medical facility in 2014. This adaptive reuse allowed for the creation of large, flexible floor plates ideal for healthcare tenants and reflects long-term institutional demand in the area. The building's structural capacity and layout, inherited from its former use, support heavy utility loads and high foot traffic—key advantages for medical occupancy.

Located just .5 miles from the 167<sup>th</sup> St subway stop, 1150 Webster Avenue benefits from high pedestrian traffic and excellent accessibility, enhancing it's value as a retail destination. This property represents an exceptional opportunity for investors seeking a low-maintenance, high-yield asset with potential for future growth in a prime urban location.

### PROPERTY HIGHLIGHTS

- **Converted in 2018 From Multi-Story Parking to Medical.**
- **Located .5 Miles From 167<sup>th</sup> St Subway Stop**
- **Weighted Average Lease Term of 9.3 Years**
- **50% of Taxes Reimbursed by Tenants**
- **90% Occupancy Average Since 2018.**



<b>Sale Price:</b>	<b>\$10,500,000</b>
<b>Building Size:</b>	32,340 Sq. Ft.
<b>Lot Size:</b>	16,341 Sq. Ft.
<b>Zoning:</b>	M1-1
<b>Tenants:</b>	6
<b>Gross Income:</b>	\$1,005,360
<b>Net Income:</b>	\$731,502
<b>Cap Rate:</b>	<b>7%</b>
<b>Price Per Sq. Ft.</b>	<b>\$325</b>

## PROPERTY DETAILS

### PROPERTY INFORMATION

Address	1150 Webster Avenue
Area	Concourse Village
Block/Lot	2392/20
Lot Dimensions	124.49' x 144.37'
Lot Sq. Ft.	16,341

### BUILDING INFORMATION

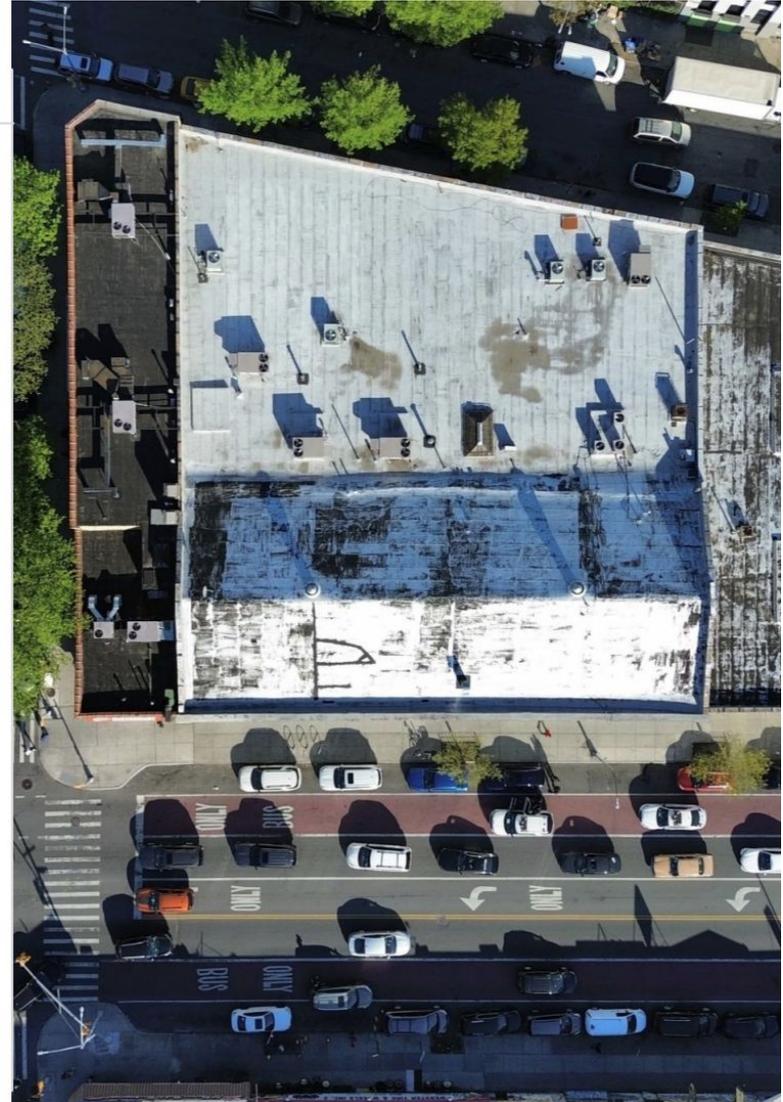
Building Type	Medical
Building Sq. Ft.	32,340
Total Units	6

### NYC FINANCIAL INFORMATION

Assessed Value	\$1,992,150
Tax Rate	10,7620%
Gross Taxes	\$213,306

### ZONING INFORMATION

Zoning District	M1-1
Base Floor Area Ratio (FAR)	-
Residential Buildable Sq. Ft.	-
Commercial FAR	1
Commercial Buildable Sq. Ft.	16,341
Inclusionary FAR	-
Inclusionary Buildable Sq. Ft.	-
Community Facility FAR	2.4
Community Facility Buildable Sq. Ft.	39,218
Industrial FAR	1
Industrial Buildable Sq. Ft.	16,341



## RENT ROLL & FINANCIALS

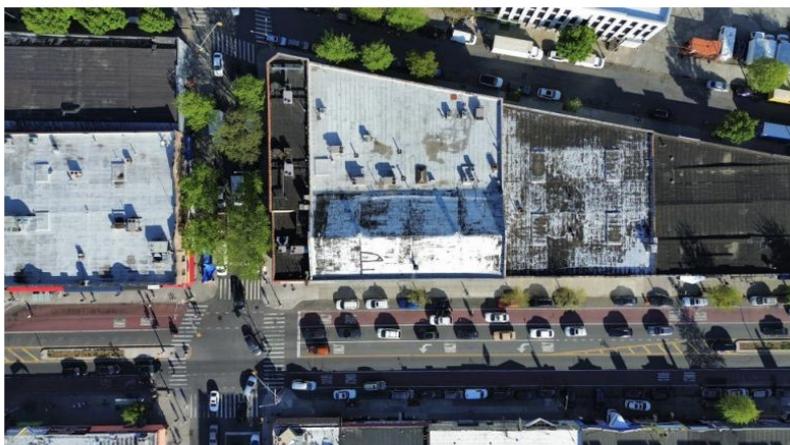
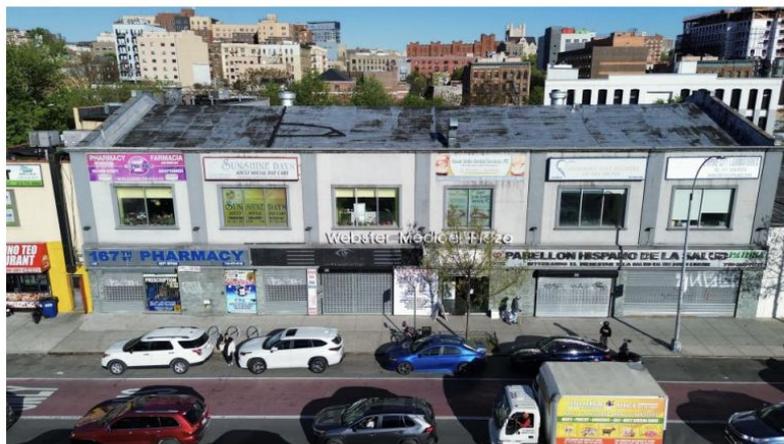
Tenant	Unit	Monthly Rent	Annual Rent	Sq Ft Occupied	\$/psf	Lease Start	Lease End	Annual RE Tax Reimbursement
Heritage Medical	2nd Floor Office	\$25,000.00	\$300,000.00	12,000	\$25.00	1/1/2015	12/31/2034	\$20,000.00
Top Class Management	1st Floor Retail	\$12,700.00	\$152,400.00	4,000	\$38.10	8/1/2018	8/31/2038	\$17,364.00
Heartguy Realty	1st Floor Retail	\$22,038.00	\$264,456.00	8,000	\$33.20	7/1/2014	6/30/2034	\$50,512.50
Cardiology Unlimited	2nd Floor Office	\$5,100.00	\$61,200.00	2,000	\$30.06	10/1/2014	10/31/2029	\$0.00
1150 Webster Pharmacy	1st Floor Retail	\$12,842.00	\$154,104.00	4,000	\$38.53	1/1/2024	7/31/2034	\$12,000.00
<b>Total Actual Rent</b>		\$77,680.00	\$932,160.00					\$99,876.50
Vacant-Projected	2nd Floor Office	\$6,100.00	\$73,200.00	2,000	\$36.60	TBD	TBD	TBD
<b>Total Projected Rent</b>		\$83,780.00	\$1,005,360.00					

<b>Income</b>	
Gross Income	\$1,005,360
Actual	\$932,160
Projected	\$73,200
Vacancy (5%)	<b>-\$50,268</b>
<b>Effective Gross Income</b>	<b>\$955,092</b>

<b>Expenses</b>	
RE Tax (26/27)	\$213,306
Tenant Reimbursement	<b>-\$99,876</b>
Insurance	\$23,000
Common Utilities	\$8,400
Part-time Super	\$12,000
Elevator Contract	\$11,600
Management (3%)	\$30,160
Repairs/Maintenance	\$25,000
<b>Total Expenses</b>	<b>\$223,590</b>

<b>Effective Gross Income:</b>	<b>\$955,092</b>
<b>Total Expenses:</b>	<b>-\$223,590</b>
<b>Net Operating Income:</b>	<b>\$731,502</b>

## PROPERTY PHOTOS



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All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependant on a variety of factors and should be evaluated carefully by prospective purchasers and/or tenants.

# CERTIFICATE OF OCCUPANCY



## Certificate of Occupancy

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CO Number: 220646424F

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001 001 14		OG	M		6A	DRUG STORE
001 001 60		OG	B		4A	AMBULATORY HEALTH CARE FACILITY (DOCTOR'S OFFICES)
002 002 80		120	B		6B	AMBULATORY HEALTH CARE FACILITY (DOCTOR'S OFFICES)
002 002 151		120	B		4A	COMMUNITY CENTER
PERFORMANCE STANDARDS FOR M1 DISTRICT TO BE COMPLIED WITH.						
<b>END OF SECTION</b>						