TRI STATE COMMERCIAL®

FOR SALE

35,000 SF 4-STORY INDUSTRIAL/OFFICE BUILDING – IDEAL FOR OWNER-USERS/INVESTORS

753-755 East 134th Street

Bronx, NY 10454

Between Bruckner Boulevard & Willow Avenue

$13,250,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

MASON PAUL
212.433.3355 x1043
mason.p@tristatecr.com

TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

753–755 East 134th Street offers a strong industrial/office investment opportunity in the heart of the South Bronx. This four-story building features **flexible industrial and office layouts ideal for owner-users or investors**. The property is equipped with a dedicated loading dock, roll-up gates, and freight and passenger elevators, supporting efficient operations and logistics. **Large windows provide abundant natural light**, while an outdoor terrace adds a valuable amenity. **Located in a well-established industrial and commercial corridor**, the building benefits from excellent access to major highways and transportation routes, making it suitable for both owner occupancy and income-generating use.

LOCATION OVERVIEW

Ideally situated on East 134th Street between Willow Avenue and Cypress Avenue, 753–755 East 134th Street is located in the heart of the Mott Haven section of the South Bronx, one of the area's most active industrial and mixed-use corridors. **The area offers strong connectivity to Manhattan and across the Bronx and Queens through multiple subway lines and bus routes**. Surrounded by a mix of industrial, office, and residential uses, the area continues to see steady reinvestment, making this an attractive location for owner-users and long-term investors alike.

Address	753-755 East 134th Street, Bronx, NY 10454
Location	Between Bruckner Boulevard & Willow Avenue
Block/Lot	2563 / 40
Zoning	M1-2
Lot Dimensions	100 FT x 152 FT
Lot Size	15,193 SF
Building Dimensions	100 FT x 100 FT
Building Size	35,000 SF
Building Class	F1
Total Stories	4
Tax Class	4

$13,250,000
Offered At

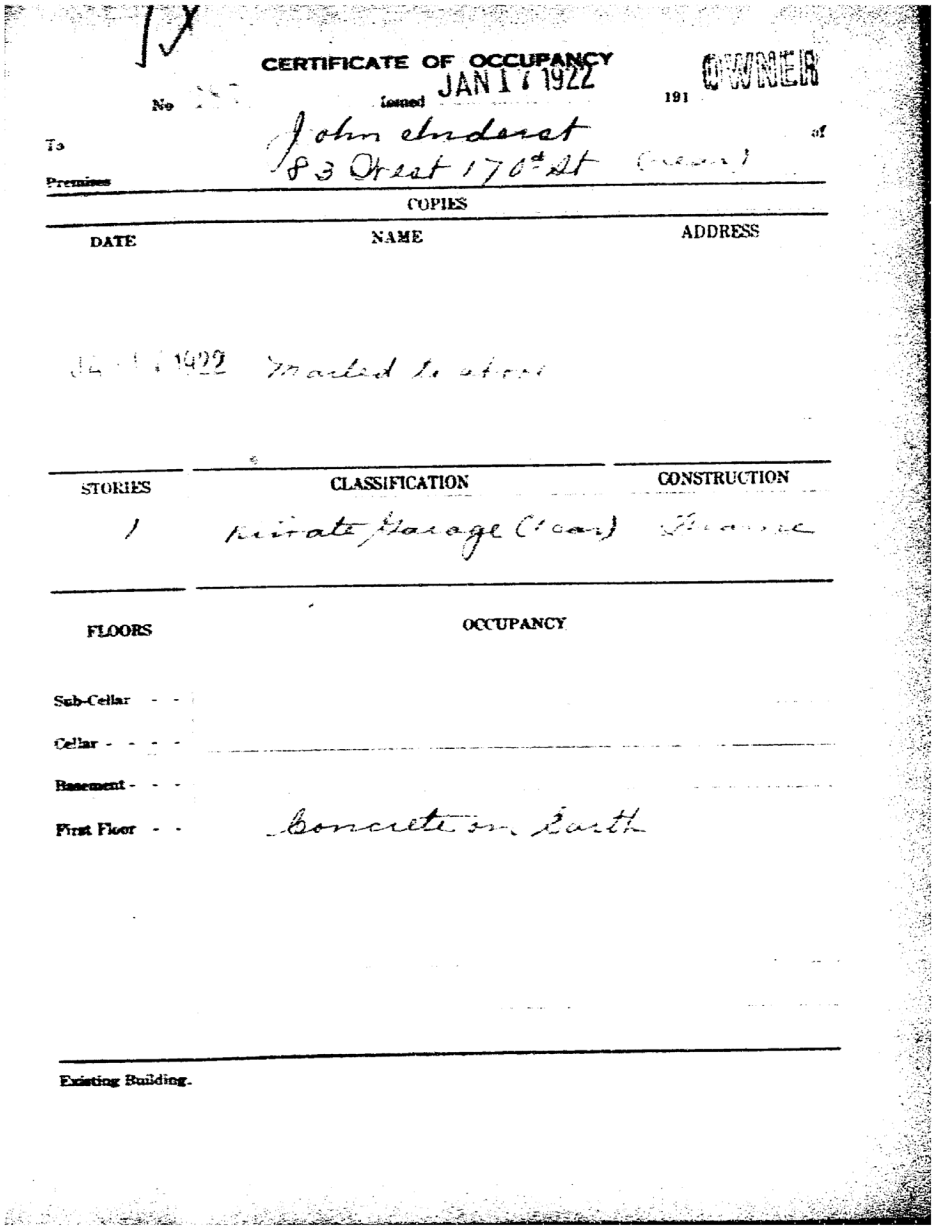
35,000 SF
Building Size

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

MASON PAUL
212.433.3355 x1043
mason.p@tristatecr.com

TSC.

CERTIFICATE OF OCCUPANCY



CERTIFICATE OF OCCUPANCY

No [illegible] Issued JAN 17 1922 191 OWNER

To John Inderst of

Premises 83 West 170th St (rear)

COPIES

DATE	NAME	ADDRESS
JAN 17 1922	Mailed to above	

STORIES	CLASSIFICATION	CONSTRUCTION
1	Private Garage (1 car)	Frame

FLOORS	OCCUPANCY
Sub-Cellar	
Cellar	
Basement	
First Floor	Concrete on Earth

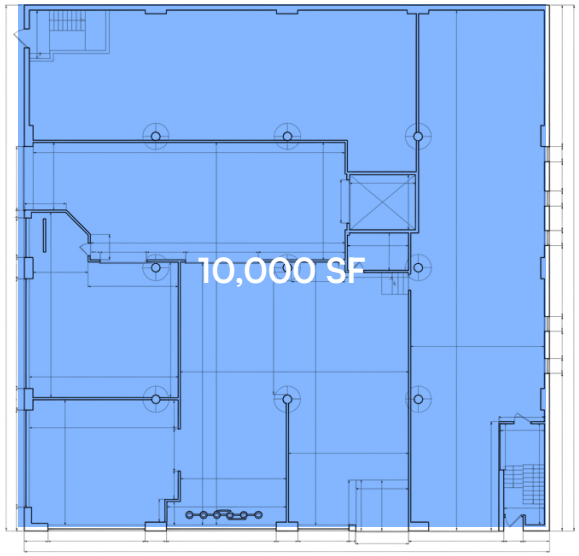
Existing Building.

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

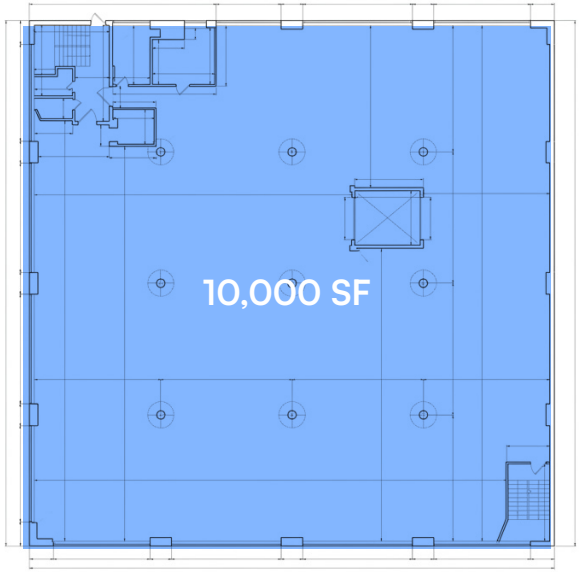
MASON PAUL
212.433.3355 x1043
mason.p@tristatecr.com

TSC.

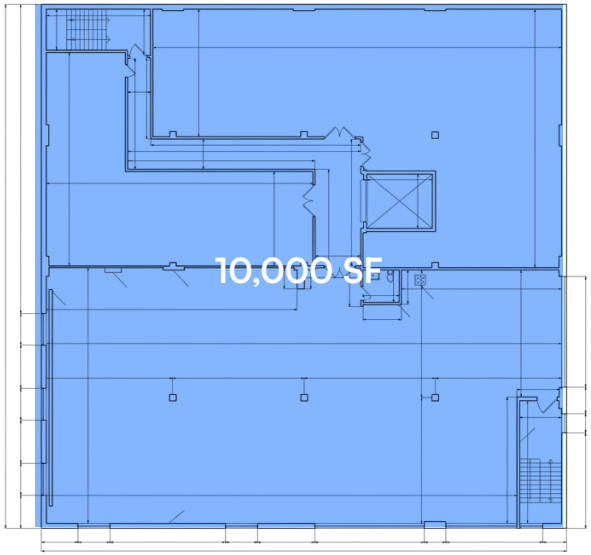
FLOOR PLANS



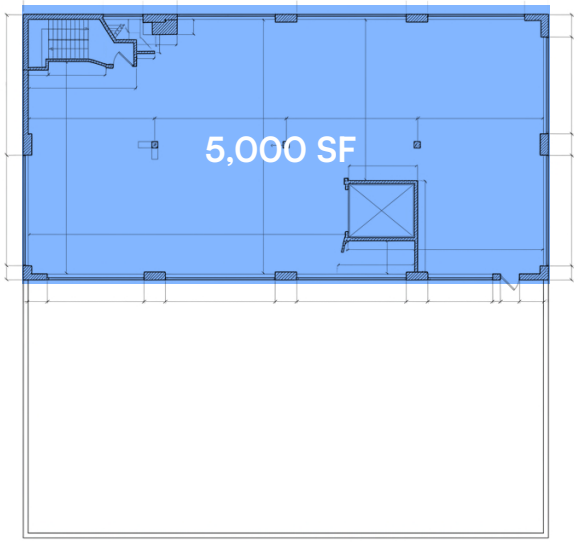
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



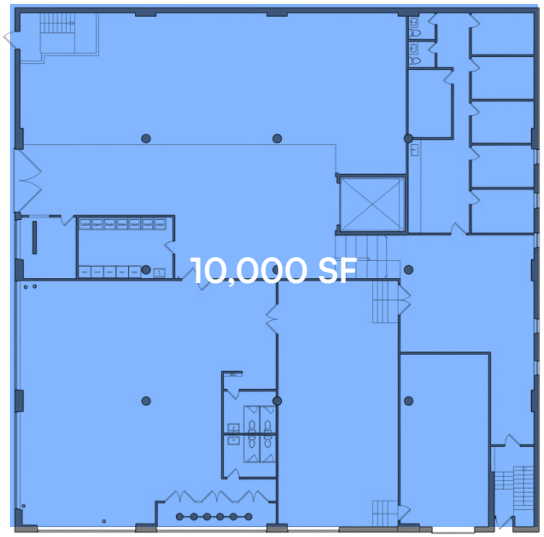
FOURTH FLOOR

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

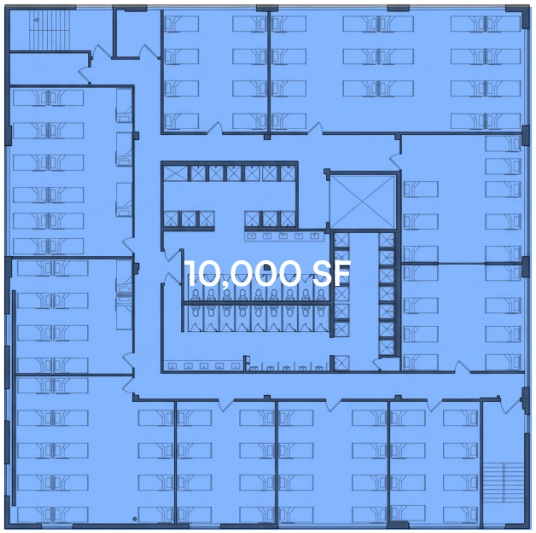
MASON PAUL
212.433.3355 x1043
mason.p@tristatecr.com

TSC.

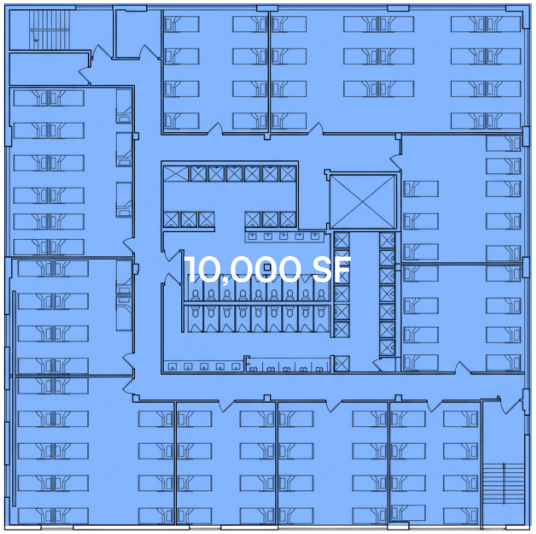
PROPOSED FLOOR PLANS



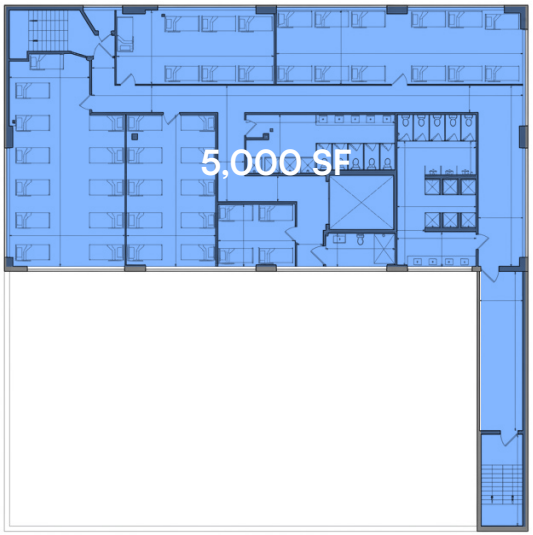
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

MASON PAUL
212.433.3355 x1043
mason.p@tristatecr.com

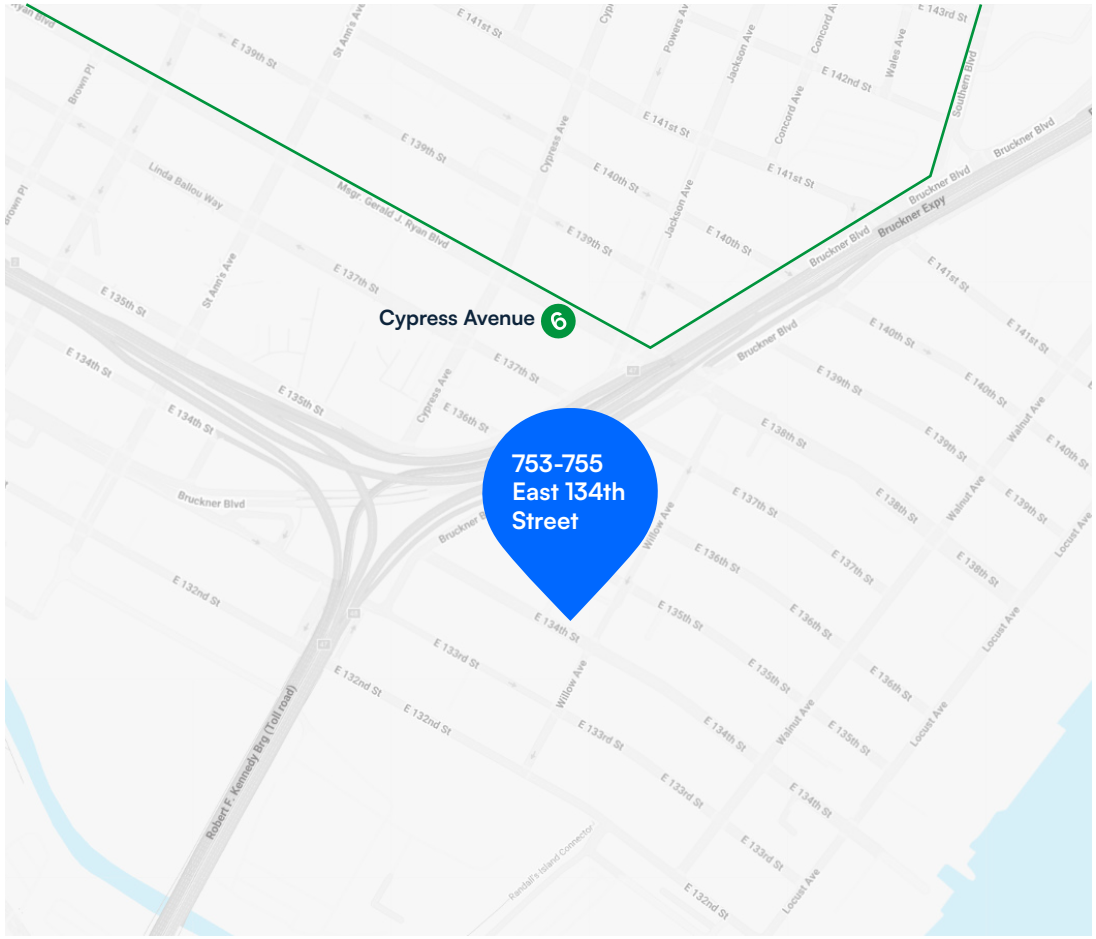
TSC.

TRANSPORTATION AND TAX MAP

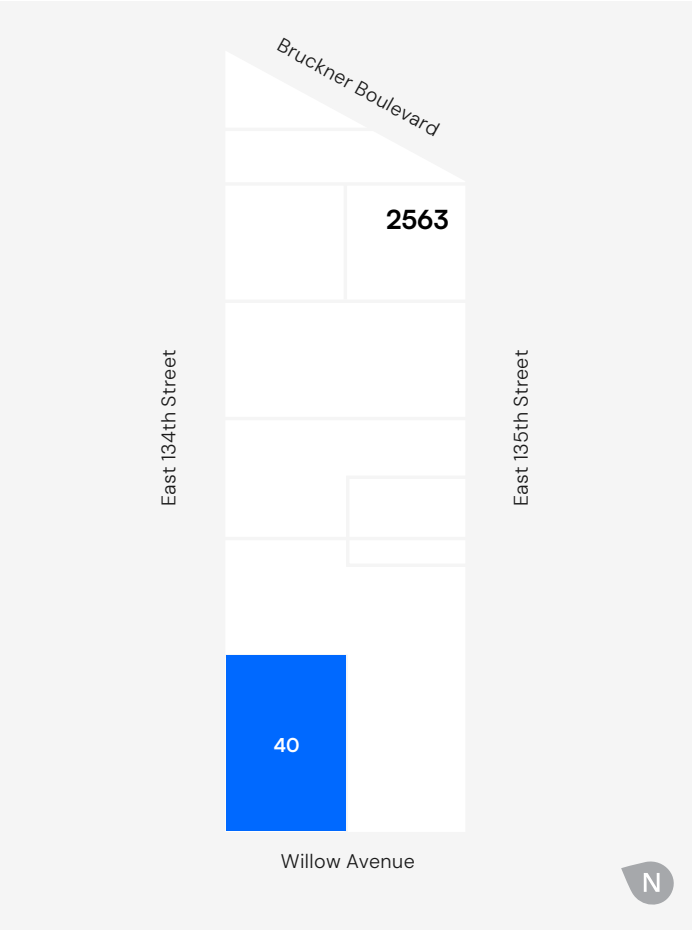
NEAREST TRANSIT

6 Train at Cypress Avenue

Bx33 Bx17 Bus Lines



TAX MAP

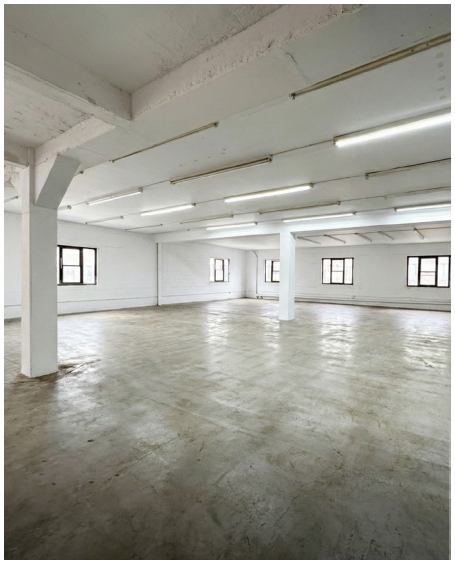


SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

MASON PAUL
212.433.3355 x1043
mason.p@tristatecr.com

TSC.

PROPERTY PHOTOS



SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

MASON PAUL
212.433.3355 x1043
mason.p@tristatecr.com

TSC.

INCOME STATEMENT SUMMARY

CURRENT RENT ROLL BREAKDOWN

			LEASE TERM		ACTUAL BASE RENT			PROJECTED BASE RENT		
TENANT	UNIT/FLOOR	SF	FROM DATE	TO DATE	PER MONTH	PER YEAR	PER SF	PER MONTH	PER YEAR	PER SF
Savant Metals Inc	1st Floor	7,325	5/20/2019	5/19/2029	$10,455	$125,458	$17	$10,455	$125,458	$17
NY Kitchen & Bath	1st Floor	940	4/28/2025	4/30/2030	$2,000	$24,000	$26	$2,000	$24,000	$26
Klein Kitchen and Bath, Inc	1st Floor	1,150	12/24/2025	12/23/2032	$2,500	$30,000	$26	$2,500	$30,000	$26
Vacant / Drive in	1st Floor	1,910	-	-	-	-	-	$5,571	$66,850	$35
Parrish Productions LLC	1st Floor	2,050	3/18/2025	3/30/2030	$6,000	$72,000	$35	$6,000	$72,000	$35
Regrade Inc	2nd Floor	10,500	6/27/2025	6/30/2035	$17,719	$212,625	$20	$17,719	$212,625	$20
Vacant	301	2,650	MTM	-	-	-	-	$4,858	$58,300	$26
Vacant	302-303	8,000	Vacant	-	-	-	-	$17,500	$210,000	$26
Vacant	401	5,500	Vacant	-	-	-	-	$12,917	$155,000	$28
TOTALS		**40,025 RSF**			**$38,674**	**$464,083**	**$12**	**$79,519**	**$954,233**	**$24**

ACTUAL REVENUES

Actual Base Rent	$464,083
TOTAL REVENUES	**$464,083**

PROJECTED REVENUES

Projected Base Rent	$954,233
TOTAL PROJECTED REVENUES	**$954,233**

OPERATING EXPENSES

Property Tax	$71,320
Insurance	$25,000
Utilities	$9,500
Maintenance	$18,000
TOTAL EXPENSES	**$123,820**

$13,250,000
Offered At

$340,263
Actual NOI

2.57%
Actual CAP

$830,413
Projected NOI

6.27%
Projected CAP Rate

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

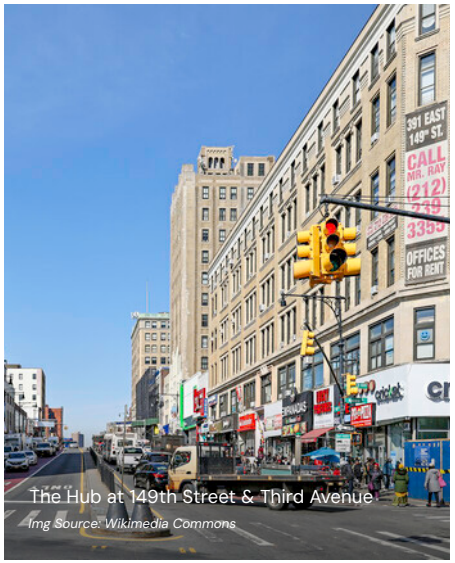
MASON PAUL
212.433.3355 x1043
mason.p@tristatecr.com

TSC.

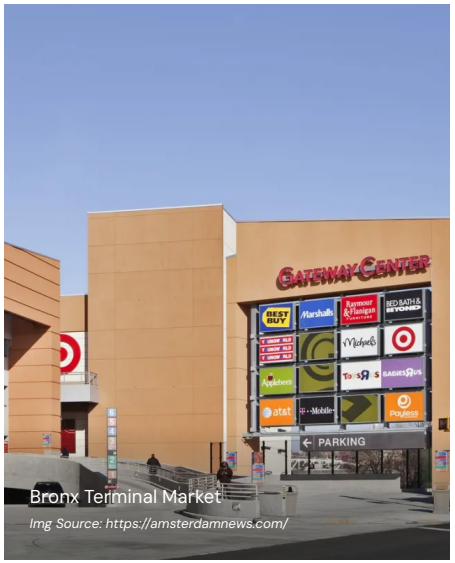
LOCATION SUMMARY

The area surrounding has evolved **from a historic industrial corridor into a dynamic mixed-use neighborhood**. The demographic profile reflects a diverse and evolving labor pool, including long-time Bronx residents, **young professionals, and families** drawn by improved infrastructure and housing options.

Together, these factors position 753–755 East 134th Street within a neighborhood that **blends established character with accelerating growth,** making it a strategic location for businesses seeking access, talent, and long-term upside.



The Hub at 149th Street & Third Avenue
Img Source: Wikimedia Commons

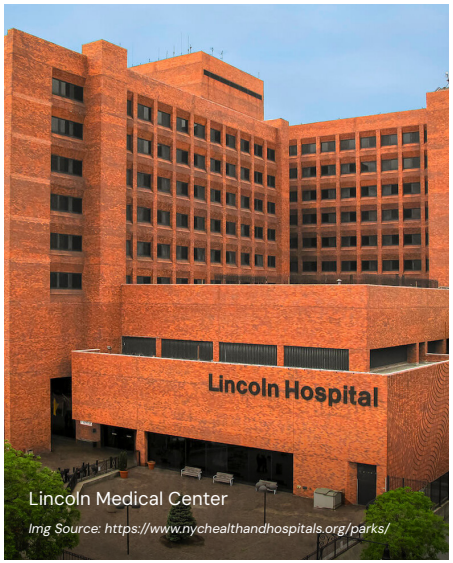


Bronx Terminal Market
Img Source: https://amsterdamnews.com/

Bruckner Boulevard
Img Source: https://static01.nyt.com/

Saint Mary's Park
Img Source: https://www.nycgovparks.org/

The Bronx Museum of the Arts
Img Source: Wikimedia Commons



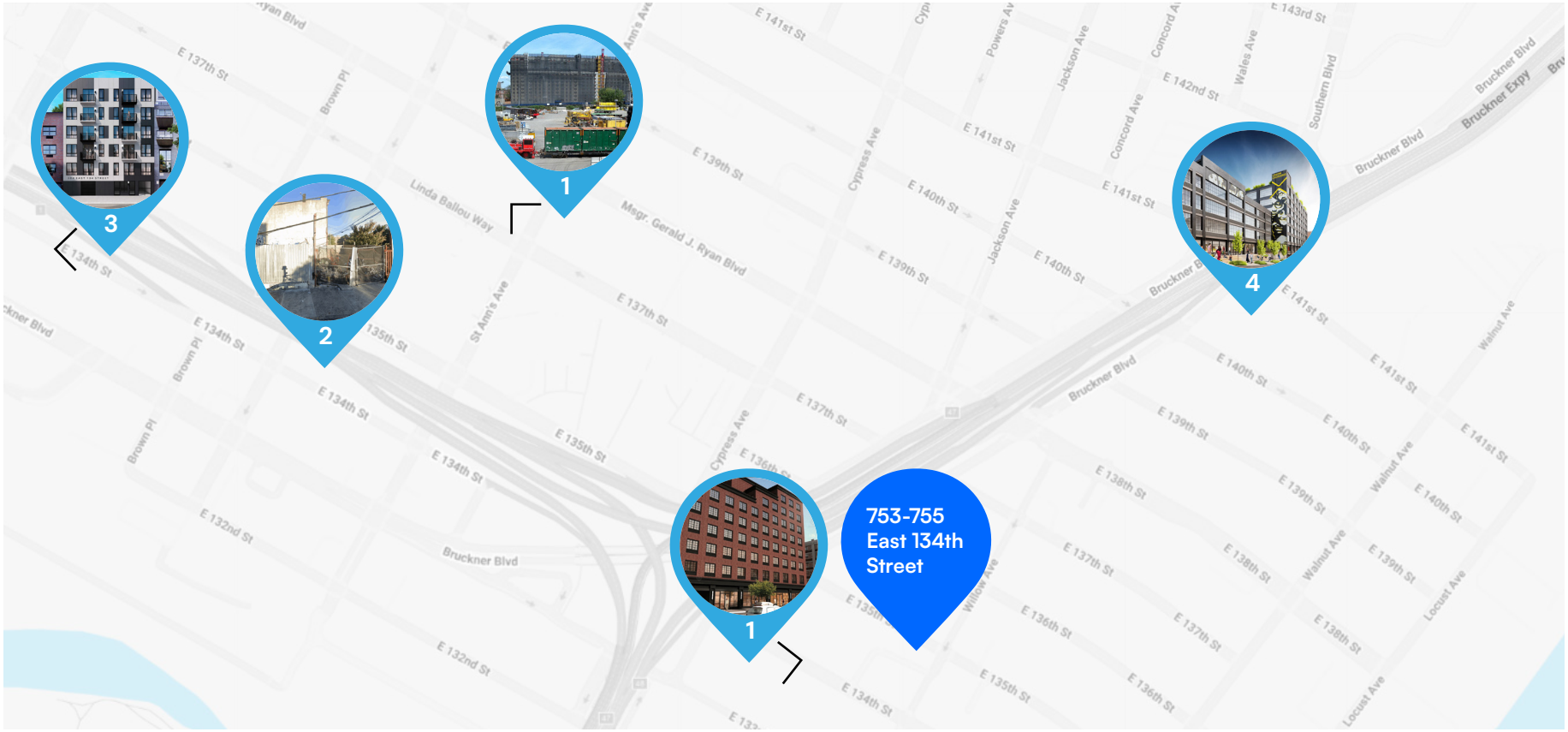
Lincoln Medical Center
Img Source: https://www.nychealthandhospitals.org/parks/

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

MASON PAUL
212.433.3355 x1043
mason.p@tristatecr.com

TSC.

DEVELOPMENTS IN THE AREA



1. **The Willow 750 East 134th Street / 111 Willow Avenue** A new mixed-use residential building with ~133 apartments and ground-floor commercial space completed or recently active; part of new housing and neighborhood growth.
2. **132 Brown Place (also known as 496 East 134th Street)** Permits filed for a 5-story mixed-use building with ~44 residential units and commercial space at the intersection of East 134th St and Brown Pl (within ~0.25 mile).
3. **304 East 134th Street** A mid-rise residential building with about 22 units that previously launched an affordable housing lottery located within walking distance of your address.
4. **Union Crossing (825 East 141st Street) (~0.4–0.5 mile)** Creative office and studio redevelopment of a former industrial building, bringing office, retail, and maker spaces to the South Bronx.
5. **Harlem River Yards & Industrial Uses** (adjacent within ~0.5 miles) A large industrial property transitioning with mixed uses and circulation activity, shaping broader Port Morris development dynamics

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

MASON PAUL
212.433.3355 x1043
mason.p@tristatecr.com

TSC.

LOCATION OVERVIEW

PORT MORRIS

Situated in Port Morris, 753–755 East 134th Street is part of one of the Bronx's fastest-evolving neighborhoods, where historic character meets new residential and commercial energy. The area is defined by a strong industrial heritage, tree-lined residential blocks, and a growing creative and entrepreneurial presence. **With convenient access to major thoroughfares and nearby subway lines, the location supports steady local foot traffic and excellent connectivity to Manhattan, via both commercial freight and mass transit, and the rest of the Bronx.** Long appreciated for its authenticity and community roots, Port Morris continues to attract residents, artists, and businesses drawn by its affordability, waterfront proximity, and emerging cultural scene.

POINTS OF INTEREST

- St. Mary's Park
- Bronx Terminal Market
- The Bronx Museum of the Arts
- Harlem River Waterfront Esplanade

DEMOGRAPHICS

Within a one-mile radius of the property

The immediate area features a diverse labor pool, including long-time residents, young professionals, and families. This mix offers businesses access to a range of skilled and semi-skilled workers across retail, healthcare, education, and emerging industries, supported by a vibrant, multicultural community.

- **Primary Population:** Working-class households
- **Age Profile:** 25–44
- **Household Characteristics:** Largely renter-occupied
- **Consumer & Labor Implications:** Strong local labor pool and consistent demand serving retail and services.

23,256	66,048	$43,967
Total Households	People	Avg Household Income

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

MASON PAUL
212.433.3355 x1043
mason.p@tristatecr.com

TSC.

753-755 EAST 134TH STREET, BRONX, NY 10454

35,000 SF

4-STORY INDUSTRIAL/OFFICE BUILDING – IDEAL FOR OWNER-USERS/INVESTORS

Between Bruckner Boulevard & Willow Avenue

For More Information Call: **212.433.3355**

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

MASON PAUL
212.433.3355 x1043
mason.p@tristatecr.com

TSC.

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.