

655 BURKE AVENUE

OLINVILLE, BRONX
NEW YORK, NY 10467



EXCLUSIVE

655 BURKE AVENUE, OLINVILLE, BRONX, NY 10467

215' WRAPAROUND FRONTAGE | 1920'S CONSTRUCTION | 58 UNITS & 2 STORES | 53,016 GSF

ASKING PRICE: **\$6,000,000**

Built in 1927, 655 Burke Avenue (AKA 3200 Barker Avenue) is a 6-story corner elevator apartment building that has 53,016 SF and includes 58 apartments & 2 stores. Located on the NE corner of Burke Avenue and Barker Avenue, the property is walking distance to New York Botanical Garden, Van Cortlandt Park, Fordham University and Montefiore Hospital. Nearby subways include the 2 & 5 Trains on Burke Avenue and D Train on Norwood.



PROPERTY INFORMATION

NEIGHBORHOOD	Olinville
CROSS STREETS	NE Corner of Burke & Barker Ave
BLOCK / LOT	4594 / 1
LOT / BUILT DIMENSIONS	125' x 94.75' / 120' x 85'
STORIES	6 Stories
GROSS SF	53,016 SF
RESIDENTIAL SF	48,616 SF
COMMERCIAL SF	4,400 SF
YEAR BUILT	1927
APARTMENTS / ROOMS	58 / 194
LAYOUT	38/3 & 20/4
AVERAGE RENT (APT / ROOM)	\$1,355 / \$405
COMMERCIAL UNITS	2 Stores
TAX ASSESSMENT	\$1,417,230
FAR BUILT / ALLOWED	4.48 / 1.25
ZONING	R5


PRICING METRICS


ASKING PRICE	\$6,000,000
PER UNIT	\$96,774
PER GROSS SF	\$113
GRM	6.0x
CAP RATE	5.8%

DEBT


- Delivered free and clear
- Loan amount: \$5,100,000
- Bank: NYCB/ Flagstar Bank

INVESTMENT HIGHLIGHTS

 **Corner Exposure** 215' of wraparound frontage on the NE corner of Burke & Barker Avenues.

 **Mixed-Use Asset** Occupied by 58 rent stabilized tenants, the property also has two retail tenants to help diversify income.

 **Neighborhood Attractions** Near Van Cortlandt Park, New York Botanical Garden and Montefiore Hospital.

 **Proximity to Major Transportation** The property is situated steps from the 2 & 5 subway lines on Burke Avenue.

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INCOME & EXPENSES

INCOME	IN-PLACE
RESIDENTIAL INCOME	\$942,800
COMMERCIAL INCOME	\$49,000
GROSS INCOME	\$991,800
VACANCY & CREDIT LOSS (5%)	(\$49,600)
EFFECTIVE GROSS INCOME	\$942,200

EXPENSES	
REAL ESTATE TAXES (2025)	\$177,200
WATER & SEWER	\$69,600
PAYROLL (Free Apt)	\$25,000
INSURANCE	\$87,000
MANAGEMENT FEE (6%)	\$56,500
FUEL	\$79,500
UTILITIES	\$10,600
ELEVATOR SERVICE CONTRACT	\$6,000
REPAIRS, MAINTENANCE & MISC.	\$81,200
TOTAL EXPENSES	\$592,600

NET OPERATING INCOME	\$349,600
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RESIDENTIAL RENT ROLL

UNIT	APT #	TENANT	RENT/MONTH	LEGAL RENT	LAYOUT	ROOMS	LXP	STATUS
1	1A	Tenant 1	\$1,407.44	\$1,366.45	1-Bedroom	3.0	07/31/2025	RS
2	1B	Tenant 2	\$1,163.37	\$1,163.37	1-Bedroom	3.0	06/30/2025	RS
3	1C	Tenant 3	\$1,417.87	\$1,376.57	1-Bedroom	3.0	07/31/2025	RS
4	1D	Tenant 4	\$1,622.92	\$1,622.92	2-Bedroom	4.0	06/30/2026	RS
5	1E	Tenant 5	\$1,297.82	\$1,297.92	1-Bedroom	3.0	09/30/2025	RS
6	1F	Tenant 6 - Vacant	\$1,263.91	\$1,263.91	1-Bedroom	3.0	-	RS
7	1G	Tenant 7	\$1,537.91	\$1,459.74	1-Bedroom	3.0	05/14/2025	RS
8	1H	Tenant 8	\$1,163.37	\$1,163.37	1-Bedroom	3.0	06/30/2025	RS
9	2A	Tenant 9	\$1,315.82	\$1,253.16	1-Bedroom	3.0	06/14/2025	RS
10	2B	Tenant 10	\$1,070.90	\$1,070.90	1-Bedroom	3.0	01/31/2026	RS
11	2C	Tenant 11	\$1,339.00	\$1,339.00	1-Bedroom	3.0	03/31/2026	RS
12	2D	Tenant 12	\$1,529.60	\$1,529.60	1-Bedroom	3.0	11/30/2025	RS
13	2E	Tenant 13	\$1,310.00	\$1,299.80	2-Bedroom	4.0	04/30/2025	RS
14	2F	Tenant 14	\$1,617.83	\$1,617.83	2-Bedroom	4.0	02/28/2028	RS
15	2G	Tenant 15	\$1,797.15	\$1,797.15	2-Bedroom	4.0	10/31/2025	RS
16	2H	Tenant 16	\$1,031.07	\$1,031.07	1-Bedroom	3.0	11/30/2025	RS
17	2I	Tenant 17	\$1,256.97	\$1,223.33	1-Bedroom	3.0	04/30/2026	RS
18	2J	Tenant 18	\$892.67	\$892.67	1-Bedroom	3.0	11/30/2025	RS
19	3A	Tenant 19	\$1,093.73	\$1,093.73	1-Bedroom	3.0	07/31/2025	RS
20	3B	Tenant 20	\$1,268.63	\$1,268.63	1-Bedroom	3.0	03/31/2025	RS
21	3C	Tenant 21	\$1,445.67	\$1,445.67	1-Bedroom	3.0	11/30/2025	RS
22	3D	Tenant 22	\$1,374.32	\$1,334.29	2-Bedroom	4.0	05/31/2025	RS
23	3E	Tenant 23	\$1,345.28	\$1,268.06	1-Bedroom	3.0	07/14/2026	RS
24	3F	Tenant 24	\$1,590.58	\$1,548.01	2-Bedroom	4.0	08/31/2026	RS
25	3G	Tenant 25	\$1,232.55	\$1,232.55	2-Bedroom	4.0	11/30/2025	RS
26	3H	Tenant 26	\$1,493.84	\$1,493.84	2-Bedroom	4.0	04/30/2027	RS
27	3I	Tenant 27	\$1,261.07	\$1,261.07	1-Bedroom	3.0	10/31/2025	RS
28	3J	Tenant 28	\$1,286.74	\$1,286.74	1-Bedroom	3.0	05/31/2025	RS
29	4A	Tenant 29	\$1,028.00	\$1,028.00	1-Bedroom	3.0	11/30/2025	RS
30	4B	Tenant 30	\$1,706.18	\$1,656.49	1-Bedroom	3.0	07/31/2025	RS
31	4C	Tenant 31	\$1,420.57	\$1,420.57	1-Bedroom	3.0	02/28/2025	RS
32	4D	Tenant 32	\$1,581.14	\$1,581.14	2-Bedroom	4.0	10/14/2025	RS
33	4E	Tenant 33	\$1,151.51	\$1,151.51	1-Bedroom	3.0	02/28/2026	RS
34	4F	Tenant 34	\$1,320.08	\$1,548.01	2-Bedroom	4.0	01/31/2026	RS
35	4G	Tenant 35	\$1,479.95	\$1,479.95	2-Bedroom	4.0	02/28/2025	RS
36	4H	Tenant 36	\$1,092.99	\$1,092.99	2-Bedroom	4.0	06/30/2025	RS
37	4I	Tenant 37	\$1,584.32	\$1,584.32	1-Bedroom	3.0	02/28/2025	RS
38	4J	Tenant 38	\$1,294.30	\$1,294.30	1-Bedroom	3.0	02/28/2026	RS
39	5A	Tenant 39	\$1,263.08	\$1,226.30	1-Bedroom	3.0	08/31/2025	RS
40	5B	Tenant 40	\$1,425.00	\$1,425.00	1-Bedroom	3.0	01/31/2025	RS

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41	5C	Tenant 41	\$1,263.38	\$1,229.57	1-Bedroom	3.0	08/31/2026	RS
42	5D	Tenant 42	\$1,324.90	\$1,324.90	2-Bedroom	4.0	11/30/2025	RS
43	5E	Tenant 43	\$1,241.82	\$1,241.82	1-Bedroom	3.0	02/28/2026	RS
44	5F	Tenant 44	\$1,602.49	\$1,602.49	2-Bedroom	4.0	01/31/2025	RS
45	5G	Tenant 45	\$1,496.66	\$1,496.66	2-Bedroom	4.0	03/31/2025	RS
46	5H	Tenant 46	\$1,586.10	\$1,586.10	2-Bedroom	4.0	11/30/2025	RS
47	5I	Tenant 47	\$1,400.33	\$1,400.33	1-Bedroom	3.0	10/31/2025	RS
48	5J	Tenant 48	\$1,131.09	\$1,131.09	1-Bedroom	3.0	05/31/2025	RS
49	6A	Tenant 49	\$1,164.82	\$1,164.82	1-Bedroom	3.0	07/31/2025	RS
50	6B	Tenant 50	\$1,253.93	\$1,253.93	1-Bedroom	3.0	02/28/2026	RS
51	6C	Tenant 51	\$1,379.91	\$1,379.01	1-Bedroom	3.0	10/31/2025	RS
52	6D	Tenant 52	\$1,542.69	\$1,542.69	2-Bedroom	4.0	11/30/2026	RS
53	6E	Tenant 53	\$1,107.08	\$1,107.08	1-Bedroom	3.0	05/31/2025	RS
54	6F	Tenant 54	\$1,825.98	\$1,772.80	2-Bedroom	4.0	06/30/2025	RS
55	6G	Tenant 55	\$1,347.81	\$1,308.55	2-Bedroom	4.0	07/31/2025	RS
56	6H	Tenant 56	\$1,480.62	\$1,480.62	2-Bedroom	4.0	12/31/2025	RS
57	6I	Tenant 57	\$1,609.84	\$1,609.84	1-Bedroom	3.0	10/31/2025	RS
58	6J	Tenant 58	\$1,029.59	\$1,029.59	1-Bedroom	3.0	12/31/2025	RS
RESIDENTIAL MONTHLY INCOME			\$78,564.19	\$78,151.82		194.0		
RESIDENTIAL ANNUAL INCOME			\$942,770.28	\$937,821.84				

COMMERCIAL RENT ROLL

STORE	TENANT NAME	RENT/MONTH	APPROX. SF	RPSF	LXP
Store 1	Spanish American Grocery	\$2,775.00	900	\$37	9/30/2035
Store 2	D P Graphic Center	\$1,311.00	600	\$26	4/30/2026
COMMERCIAL MONTHLY INCOME		\$4,086.00			
COMMERCIAL ANNUAL INCOME		\$49,032.00			
COMBINED ANNUAL INCOME		\$991,802.28			

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EXTERIOR PHOTOS

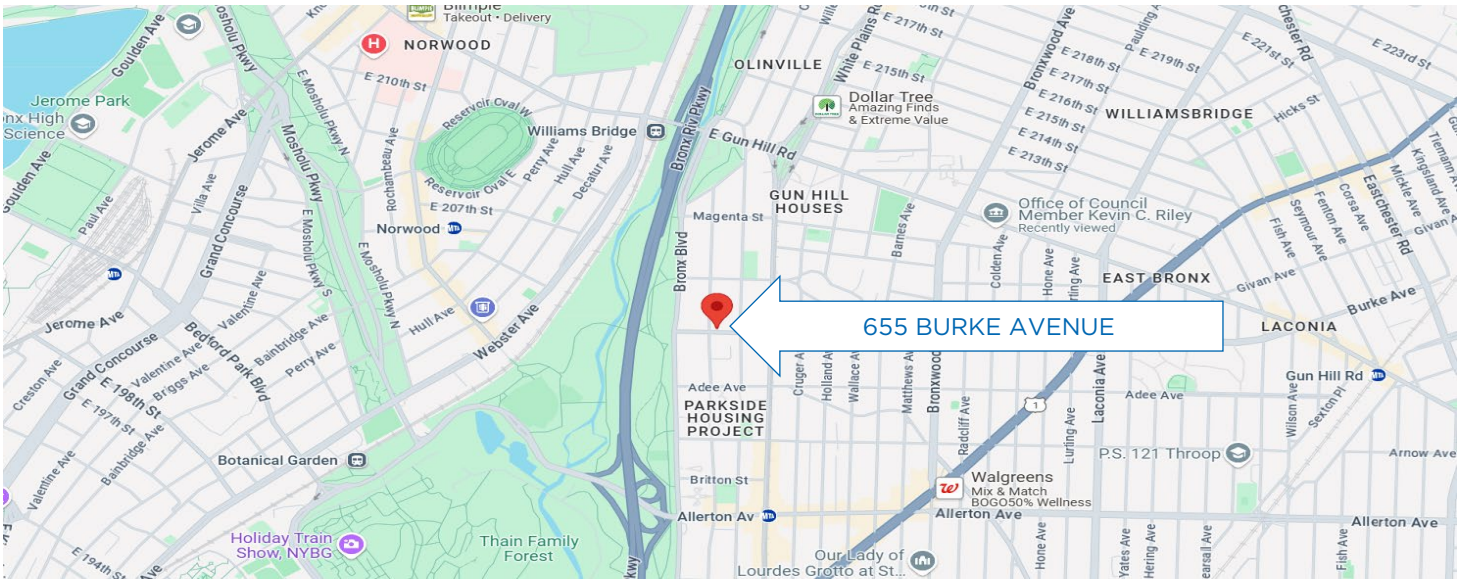
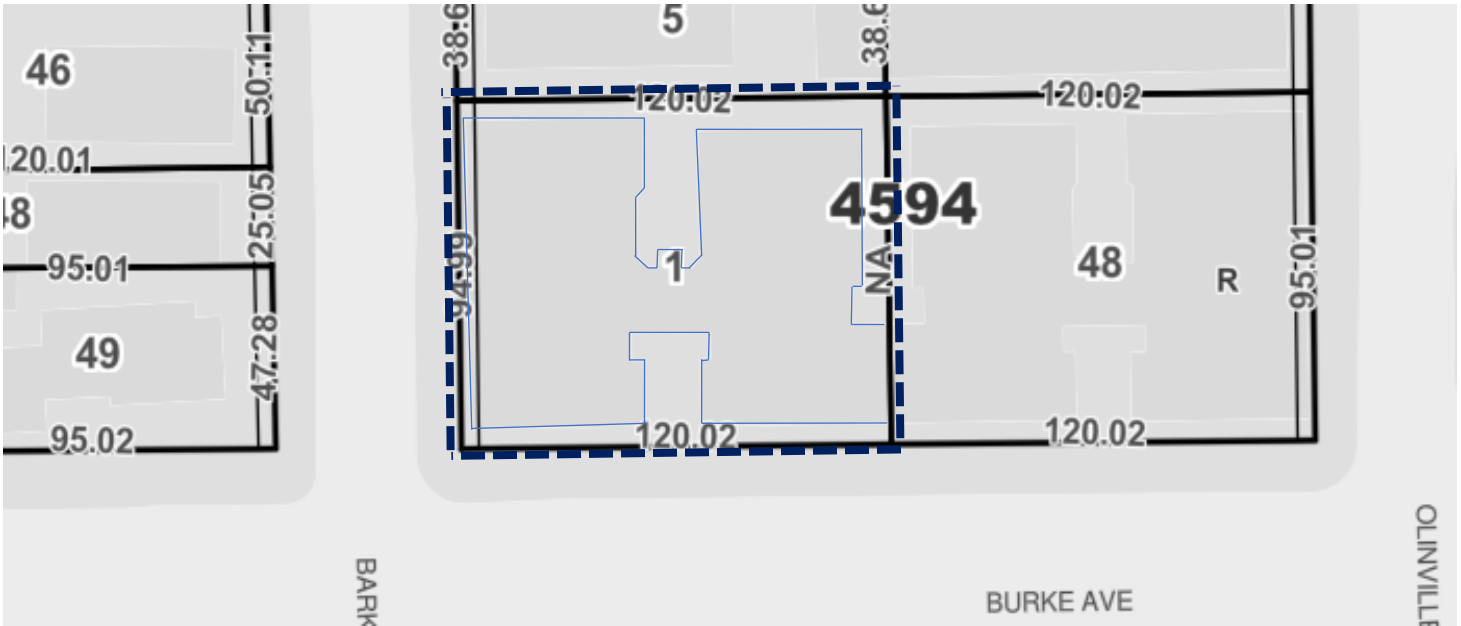


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PLOT & NEIGHBORHOOD MAPS



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