



ALLERTON

2530 Boston Road
Bronx, NY 10467



2-STORY 10,020± SF RETAIL / COMMERCIAL BUILDING

10 TOTAL UNITS | 7 STORES & 3 OFFICES



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 2530 Boston Road
 Bronx, NY 10467



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PROPERTY SPECIFICATIONS	
Neighborhood:	Allerton
Block / Lot:	4439 / 12
Building Class:	Multi-Story Retail Building (2 or More) (K2)
Tax Class:	4
Year Built:	1929
Stories:	2
Total Lot SF:	7,023±
Total Lot Dimensions:	51.44' x 60.62' x 100' x 30.64' x 4.37' x 95.63 IRR
Building Dimensions:	20' x 55'
Zoning:	C8-1
Total Building SF:	10,020±
Units:	10 Units: 7 Stores, 3 Office
FAR (built/allowed):	1.12 / 1.00
Assessment / Taxes: (2026/2027)	\$615,870 / \$66,810

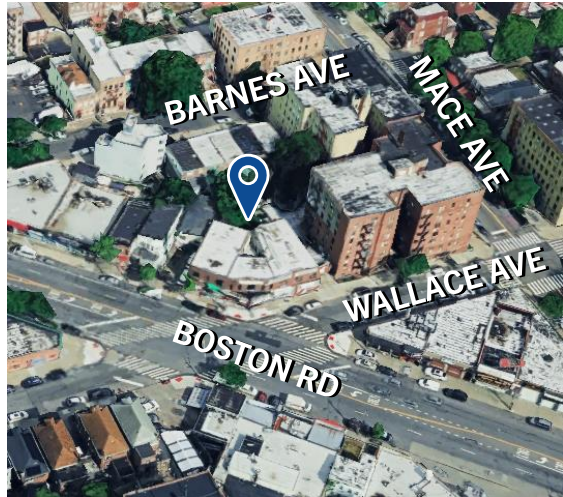
Besen Partners, as exclusive agent for Ownership, is pleased to offer for sale **2530 Boston Road, Bronx, NY 10467 (the "Property")**. The Property is a 2-story, 10,020± SF retail/commercial building built on a 7,023± SF lot. Zoned C8-1 with 10 total units: 7 retail and 3 commercial. There is only one vacant commercial unit on the second floor. Total SF by floor: 5,320± SF on the first floor, 4,700± SF on the second floor, and the basement is 30' x 30' (900± SF).

2530 Boston Road is a well-positioned retail asset located along a highly trafficked corridor in the Bronx, offering strong visibility and consistent pedestrian and vehicular exposure. Situated in a dense residential neighborhood, the property benefits from a built-in customer base and steady daily foot traffic driven by surrounding multifamily housing and local commerce.

The property features a prominent storefront along Boston Road, making it ideal for a wide range of retail, service, or community facility uses. Its accessibility is enhanced by proximity to major thoroughfares and public transportation options, providing convenient connectivity throughout the Bronx and into the greater New York City area.

Surrounded by a mix of national retailers, neighborhood businesses, and essential services, 2530 Boston Road is strategically positioned within an active retail corridor that supports long-term tenant demand. The area's ongoing residential density and neighborhood stability make this an attractive opportunity for both investors and owner-users seeking a foothold in a vibrant Bronx submarket.

ASKING PRICE: \$3,000,000



2530 BOSTON ROAD | RENT ROLL

FLOOR	TENANT	SF±	RENT ⁽¹⁾	\$ / SF	LXP
1	Sven 10 LLC (Event Space)	1,200	\$3,500	\$35.00	09/30/2027
1	Reyes & Associates, Inc. (Income Tax Prep)	1,000	\$3,120	\$37.44	01/31/2027
1	Boston Graphic Signs Corp.	420	\$1,167	\$33.34	08/31/2030
1	Wilmer Imports (Perfumery)	800	\$3,400	\$51.00	06/30/2027
1	Lil Yemen Deli & Grocery	1,000	\$3,000	\$36.00	12/31/2029
1	Ellesig Glam Salon	900	\$3,353	\$44.71	11/30/2030
2	VACANT - Projected	900	\$2,500	\$33.33	-
2	P&J Staffing, LLC.	1,900	\$4,700	\$29.68	06/30/2030
2	Peralta Multi-Service	1,100	\$2,000	\$21.82	10/31/2028
2	Wendy Hair Braiding	800	\$2,200	\$33.00	09/30/2027
TOTALS/AVERAGE:		10,020	\$28,940 (monthly)	\$34.66	
			\$347,280 (annual)		

(1) Does not include Real Estate Tax reimbursements, as per lease agreements.

INCOME & EXPENSE

REVENUE

Ground Floor - Retail	\$226,640
Second Floor - Office	\$90,640
R.E. Tax Reimbursements ⁽¹⁾	\$40,000
<i>Projected Income (2nd Floor Office)</i>	<i>\$30,000</i>

Effective Gross Income

\$387,280

EXPENSES

Real Estate Taxes (2026/27)	\$66,810
Insurance (Actual)	\$13,000
Water & Sewer ⁽²⁾	\$2,500
Utilities (Electric, Heat, Water)	Tenants Pay
Common Area Electric (\$100/month)	\$1,200
Management Fee (4% of EGI)	\$15,000
Repairs & Maintenance / Admin (est.)	\$7,500
Total Expenses	\$106,000

NOI

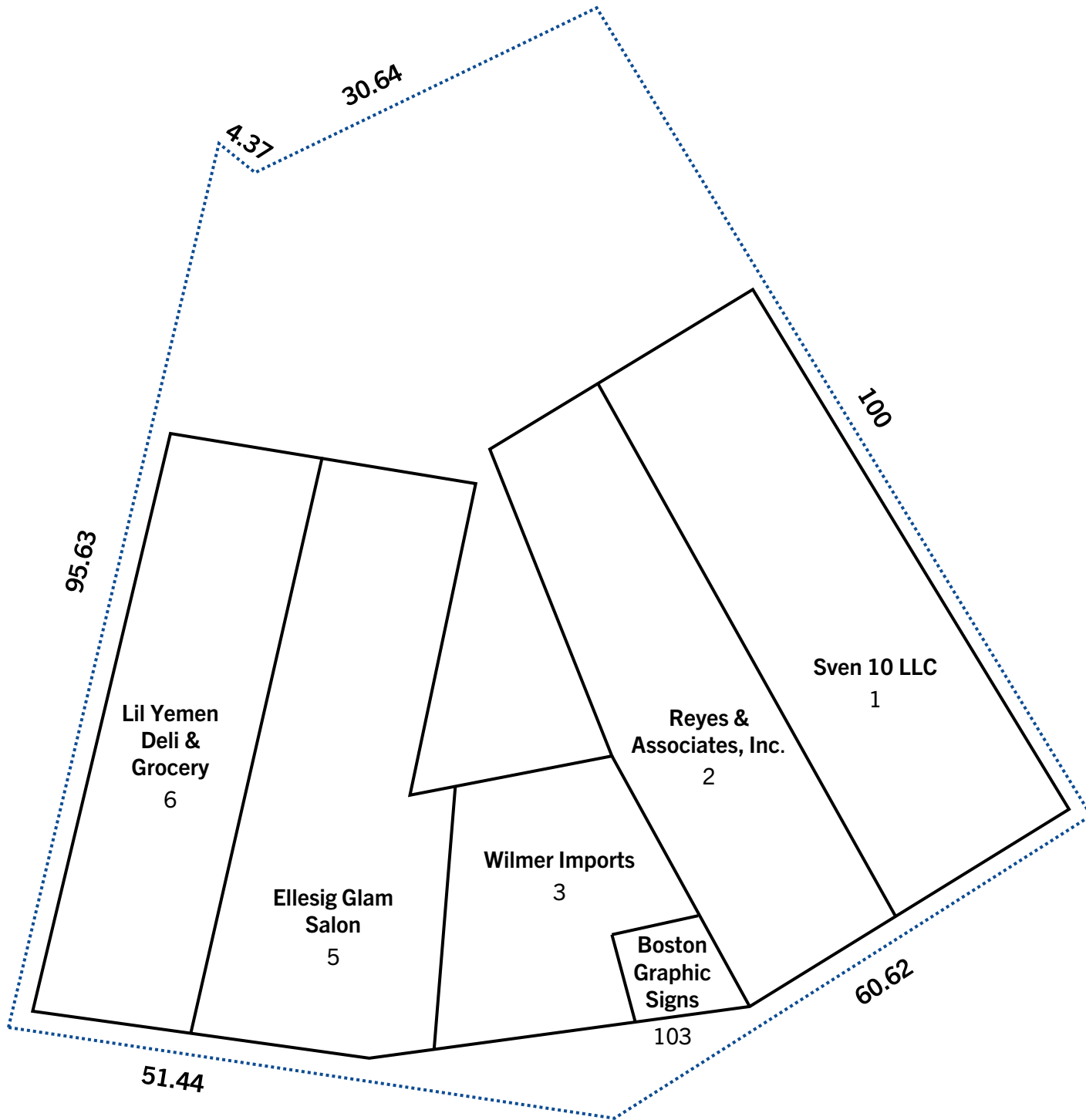
\$281,280

(1) As per lease agreements.

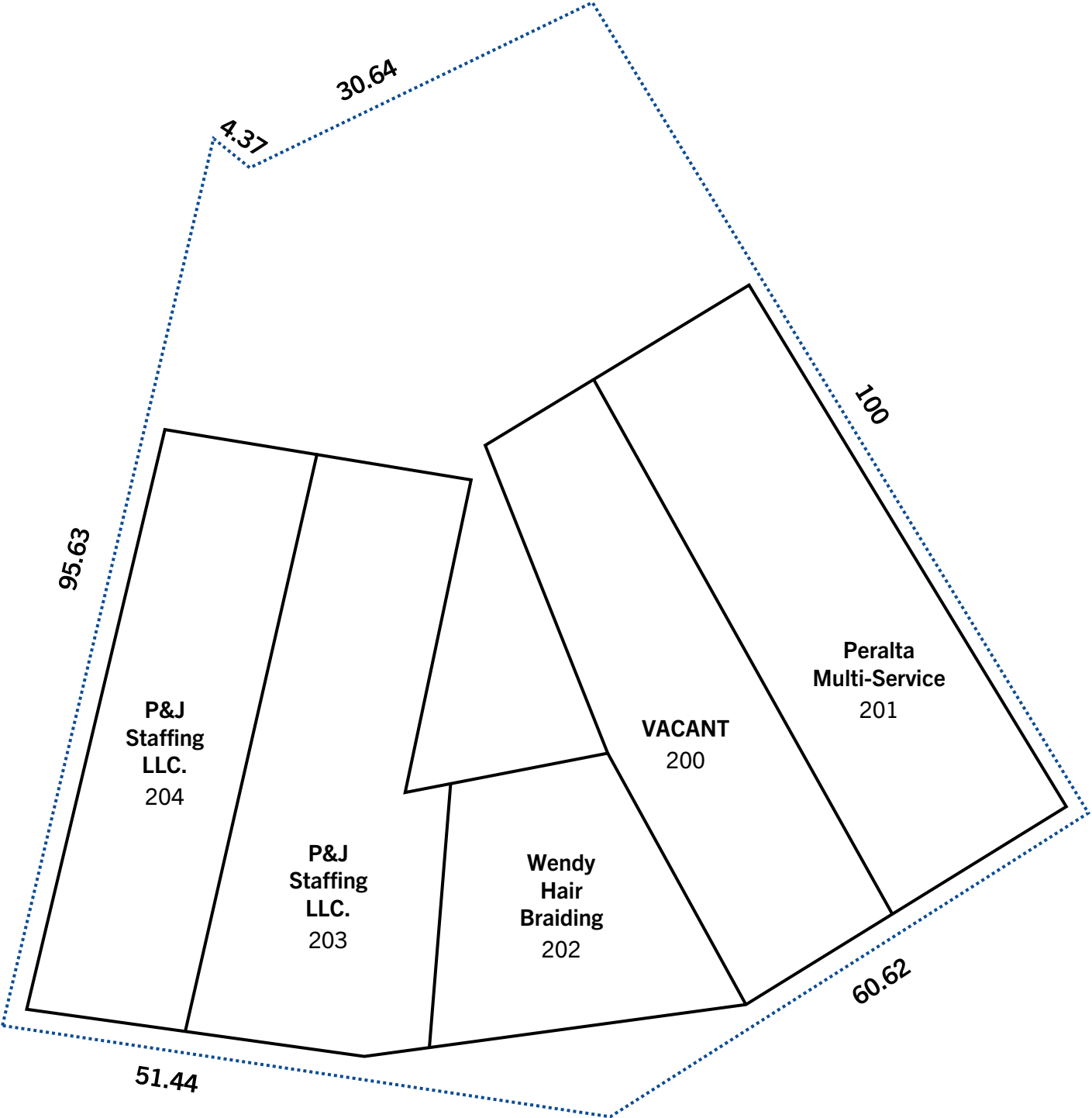
(2) Water & Sewer charges are covered in leases but not presently collected; several of the tenants are sub-metered.



LOT DIMENSIONS | FIRST FLOOR LAYOUT



LOT DIMENSIONS | SECOND FLOOR LAYOUT





WENDY HAIR BRAIDING



ELLESIG GLAM SALON





VACANT SECOND FLOOR OFFICE SPACE

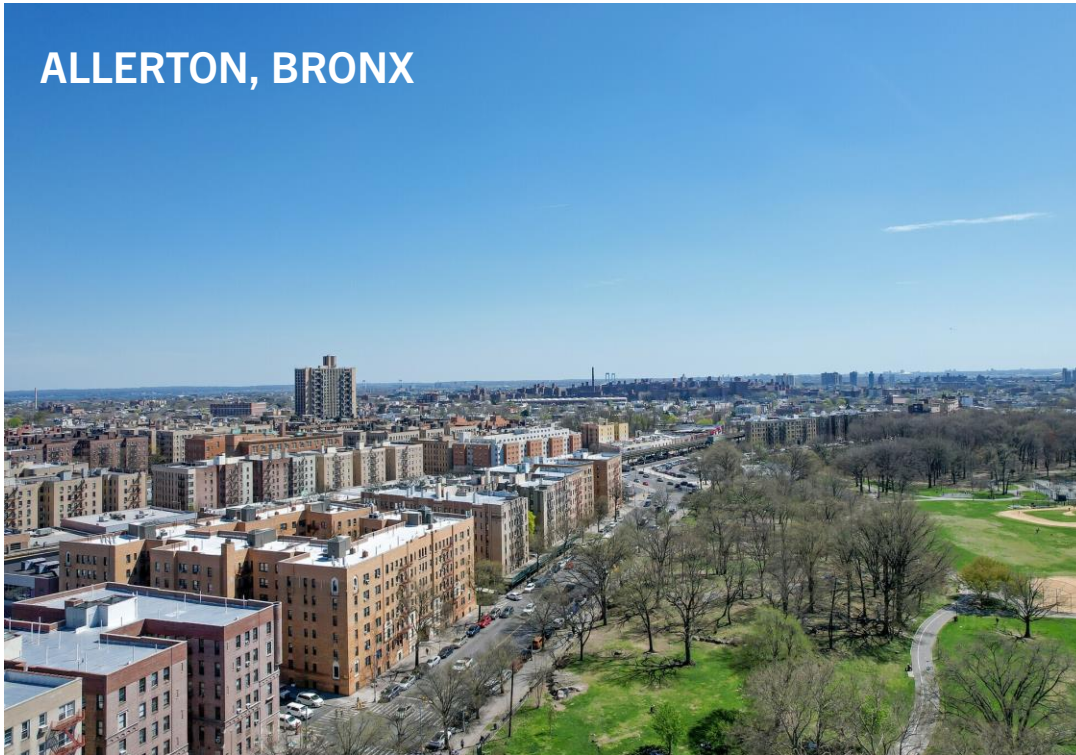




ROOF



ALLERTON, BRONX



Allerton is a vibrant and well-established neighborhood in the northeastern Bronx, offering a compelling blend of residential stability, neighborhood retail, and strong transit connectivity. Situated near major thoroughfares such as Boston Road and White Plains Road, Allerton serves as a convenient hub for both local residents and surrounding communities.

The area is characterized by a mix of low-rise multifamily buildings, single- and two-family homes, and a growing presence of mixed-use properties with ground-floor retail. Its commercial corridors are anchored by a diverse array of essential businesses—including grocery stores, restaurants, pharmacies, and service-oriented retailers—catering to a dense and consistent consumer base.

Allerton benefits from excellent access to public transportation, with nearby subway service along the 2 and 5 lines and multiple bus routes providing direct connectivity throughout the Bronx and into Manhattan. Proximity to major roadways such as the Bronx River Parkway further enhances accessibility for commuters and local traffic.

The neighborhood is also supported by key community amenities, including schools, healthcare facilities, and green spaces like Bronx Park, home to the Bronx Zoo and the New York Botanical Garden. This combination of strong fundamentals, steady foot traffic, and neighborhood-oriented retail demand continues to position Allerton as an attractive location for commercial real estate investment.





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