



Mena Realty Homes Corp.

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PROPERTY INFORMATION
EXCLUSIVE LISTING

635 St Lawrence Ave, Bronx, NY 10473

Clason Point • Two-family home sold occupied

Two Family

2 Units

Zoning R5

Legal 2-Family

Built 1925

Block/Lot 3556 / 48

LIST PRICE

\$899,000

ANNUAL RENT

\$76,944

BEDS / BATHS

5 / 2

PRICE / UNIT

\$449,500



DELIVERY AT CLOSING

Sold Occupied

2

Occupied

0

Vacant

Building Details

Stories	2
Size	±1,760 sq ft
Lot	24.5 × 100 (2,450 sq ft)
Zoning	R5
Heat	Gas • owner pays heat & hot water
Parking	2-car garage + paved rear yard
Basement	Full, semi-finished
Legal use	Two-family • DOB Letter of No Objection (2026)

About the property. Well-maintained 1925 two-family home in Clason Point on a 24.5 × 100 lot, with a 2-car garage, a large paved rear yard with additional off-street parking, and a full semi-finished basement. Delivered with two recently signed leases. **Location.** Bx27 bus nearby to the 6 train at Morrison Av-Soundview; minutes to the NYC Ferry at Soundview for a direct ride to Manhattan; quick access to the Bruckner Expressway and Bruckner Blvd shopping. **Investment.** At the \$899,000 asking price the property shows a 7.25% cap rate, or about 6.7% after allowing for vacancy and repairs; either way, above the roughly 6% Bronx average.

Income & Expenses

Annual Rent (Actual)	\$76,944	Real Estate Taxes	\$6,591
Annual Rent (Potential)	\$76,944	Insurance	\$3,268
Net Operating Income	\$65,157	Water / Sewer (est.)	\$1,928
Cap rate at asking • GRM	7.25% • 11.68	Total Expenses	\$11,787

Rent Roll

Unit	Beds / Bath	Status	Regulation	Rent	Market	Lease Exp.
1 (Fl 2)	2 BR / 1 BA	Occupied	Free Market	\$2,816	\$2,816	08/31/2027
2 (Fl 1)	3 BR / 1 BA	Occupied	Free Market	\$3,596	\$3,596	05/14/2027
Monthly Total				\$6,412	\$6,412	
Annual Total				\$76,944	\$76,944	

Rents as reported by owner. Tenants pay their own electric and cooking gas. Leases available to qualified buyers upon request.

Schedule a showing: Mena Realty (347) 766-6362 • office@menarealty.com