



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR SALE**



**695 E. 132ND STREET**

**BRONX, NY, 10454**

# 11,100 Sq. Ft Office/Loft Building For Sale

Located in the Heart of Port Morris!  
Minutes to Manhattan!

**PRICE**

**Upon Request**

Type

**Warehouse / Retail / Industrial**



SQUARE FOOT

**11,100<sup>SF</sup>**



ZONING

**M1-2**



N.O.I.

**\$210,000.00**



PARCEL ID

**2561**

BLOCK



ANNUAL R.E. TAXES

APPROX.

**\$5,000.00**  
ANNUALLY



**80**

LOT

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

# Property Overview

## Features

- Lot Size: 37.5 Ft. x 110 Ft.
- 4 Story 11,100 Sq. Ft. Building
- 800 Sq. Ft. Garage/Parking
- Completely Renovated: New Roof, ADA Compliant Elevator, New Sub-Metered Electric, Updated HVAC, New Sewer lines
- Located in the Empowerment Zone
- Signage Visible From the RFK Bridge

## Nearby

- Bruckner Expressway(278)
- Bruckner Boulevard
- Robert. R. Kennedy Bridge
- Major Deegan Expy (87)
- Third Avenue Bridge

## Ideal for

- Investors
- Offices
- Headquarters/Showroom
- Creative Loft Uses
- Manufacturing
- Distribution & More !



## TRANSPORTATION

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CYPRESS AVENUE



BRUCKNER BLVD  
MAJOR DEEGAN EXPY  
RFK BRIDGE  
BRUCKNER EXPY



BX33: E 134TH STREET /WILLOW AVENUE

695 E. 132ND STREET

BRONX, NY 10454



34-07 Steinway Street, Suite 202  
Long Island City, NY 11101  
718-784-8282  
[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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695 EAST 132ND STREET, BRONX, NY 10454

## Annual Income & Expenses As of 6/1/2026

### NET INCOME

FLOOR	SF	TENANT	ANNUALLY	MONTHLY	LEASE COMMENCE	EXPIRES
1ST	700	MACOMBS TRANSPORTATION	\$24,000.00	\$2,000.00	8/25/2021	8/25/2026
1ST	1,800 WITH P	FLUSHIES KING INC	\$54,024.36	\$4,502.03	3/28/2022	3/27/2027
2ND	3,440	ISSM PROTECTIVE SERVICES INC	\$75,852.00	\$6,321.00	10/1/2021	9/30/2026
3RD	2,500	CFS STEEL	\$57,749.88	\$4,812.49	1/1/2023	12/31/2027
4TH	2,500	CFS STEEL	\$33,578.04	\$2,798.17	8/11/2022	8/10/2027
<b>TOTAL INCOME</b>			<b>\$245,204.28</b>	<b>\$20,433.69</b>		

### EXPENSES

REAL ESTATE TAXES		\$5,000.00
INSURANCE		\$10,980.00
MAINTENANCE - ELEVATOR		\$3,640.00
PLP		\$2,500.00
UTILITES/GAS/HEAT	PAID BY TENANTS	
WATER / SEWER	PAID BY TENANTS	
GARBAGE SERVICE	PAID BY TENANTS	
REPAIRS - 5%		\$12,050.00
<b>TOTAL ANNUAL EXPENSES</b>		<b>\$34,170.00</b>
		<b>\$211,034.28</b>



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