

Montezuma
Mexican
Restaurant For
Sale

119 W. KINGSBRIDGE ROAD
STE 3 BRONX, NY 10468



History and potential

- The Kingsbridge section of the Bronx. Has had several retailers within a 40-year mile- stone. The Montezuma name has managed to retained value and demands the last four decades. The relationship with the existing owners have propelled a favourable renewal term of 10 years. Having the average retailers market rents surpass the 35% difference. Placing this locations book of business a solid opportunity to consider. The shift from small mom and pop retailer is on the rise. With the adequate demographics. Location and medical governmental facilities within. Increasing demand to qualify for an equal or greater user within the same industry. Today we are fortunate to present Montezuma. On the market for the first time in forty years.



Location

- Kingsbridge Road retail corridor
- Proximity to #4, D and #1 trains
- Local buses #3, #9 and #32
- Fordham Hill Oval Complex
- Fordham Road
- Kingsbridge Armory
- Water reservoir
- Lehman College
- VA Hospital
- The Plaza West Rehabilitation & Nursing Center



Property

- Mix-use property
- Built in 1921
- Number of stories 6
- 55 Residential units
- 8 commercial stores
- Zoning R6
- Block No. 3248 Lot No. 57
- Lot area 14,605 square feet
- Total commercial square footage 7,095
- Montezuma estimated square footage 3,000
- Loss factor due to common area 0%



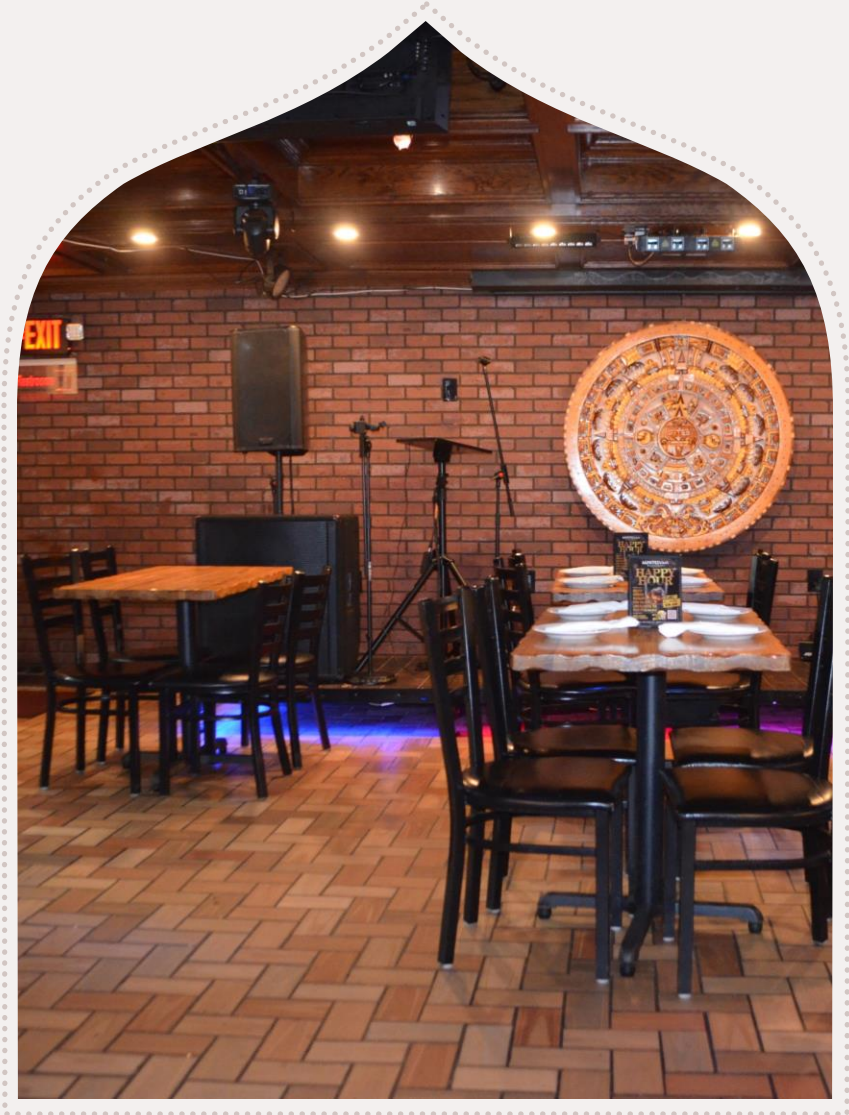


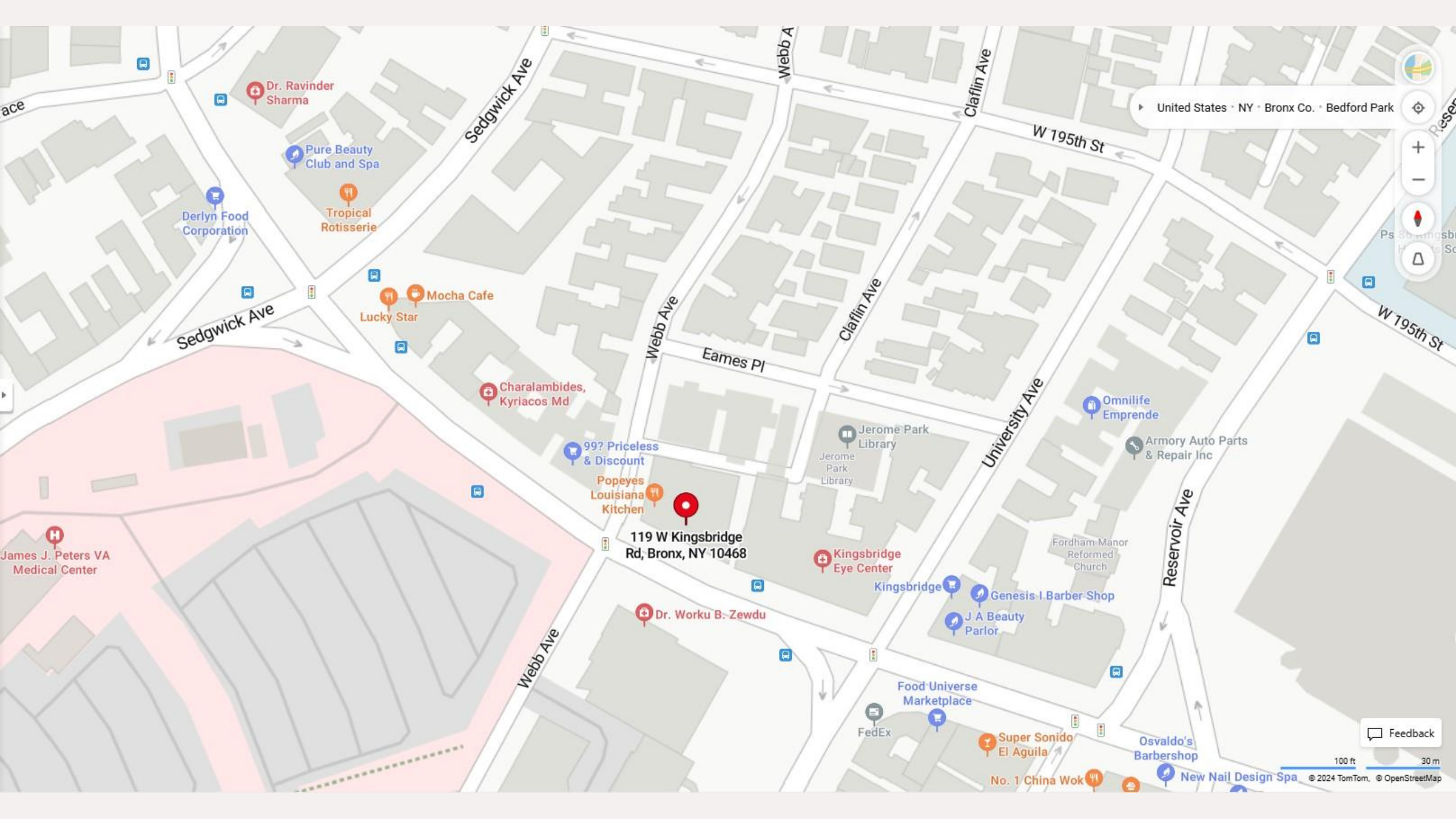
Existing lease

- Term in place 10 years
- First year rent \$13,189.51
- Escalation 3%
- Taxes – 33% of its proportion of share of space
- Tenant pays ALL utilities

Demographics

- Population 76,103
- Population Density 70,778
- Housing units 26,178
- Median Home Value \$171,200
- Household income \$33,776





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Feedback

100 ft 30 m

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119 W Kingsbridge Rd, Bronx, NY 10468

Dr. Ravinder Sharma

Pure Beauty Club and Spa

Tropical Rotisserie

Derlyn Food Corporation

Mocha Cafe

Lucky Star

Charalambides, Kyriacos Md

99? Priceless & Discount

Popeyes Louisiana Kitchen

Jerome Park Library

Kingsbridge Eye Center

Kingsbridge Barber Shop

Genesis I Barber Shop

J A Beauty Parlor

Food Universe Marketplace

Super Sonido El Aguila

No. 1 China Wok

Osvaldo's Barbershop

New Nail Design Spa

Omnilife Emprende

Armory Auto Parts & Repair Inc

Fordham Manor Reformed Church

James J. Peters VA Medical Center

Actual Income under Montezuma



- ♦ Average gross sales for the last 2 years
\$1,702,095

Projected income under new user

- Franchise governed cost of goods sold reduction 30% or \$131,187
- Franchise Vs Montezuma menu price difference 70% less
- Average consumer checkout bill cost \$25.00
- Population density pool increase by actual demographics \$70,1451
- Potential NEW gross sale \$4,630,520



Actual tenant mix

- Popeyes
- Chikito Barber Shop
- Little Caesars
- Deli Grocery
- Pharmacy Real



ALFREDO PUJOLS

FOUNDER & CEO



A-SPACE REALTY, LLC
BUILDING FUTURES

P 914-223-3427

E ALFREDO@ASPACEREALTYGROUP.COM

W WWW.ASPACEREALTYGROUP.COM

Licensed Limited Liability Company Broker DBA A Space Realty Group