



580 BROADWAY, SUITE 1107  
NEW YORK, NY, 10012  
TEL: 212.226.9000  
FAX: 646.304.0699  
WWW.EPIC-CR.COM  
IPR B&H INC.

**SOLD!**

## **EPIC Commercial Realty Sells Apartment Building in Melrose**

**EPIC Commercial Realty** is pleased to announce the sale of 377 East 153<sup>rd</sup> Street, a residential building in Melrose, the Bronx.

Located on East 153rd Street, between Courtlandt Avenue and Melrose Avenue, the property is comprised of a six-story residential building with twenty four apartments. Ranging from one-bedroom units to three-bedroom units, the property is built 16,725 square feet of gross building area. The subject building is ideally situated four blocks from the 3rd Avenue - 149th Street [2, 5] train station. According to EPIC Commercial Realty Investment Sales Associate, Vlora Sejdi, "The property's location in addition to the fact that it has several free market units made it extremely appealing to the buyer. The Bronx in general, and the South Bronx in particular, has seen a surge in both property values and rental prices recently; and free market units allow the buyers almost immediate upside."

Melrose in the South Bronx is a residential neighborhood that is experiencing a renewal period, where many new developments are beginning to dot the area. The neighborhood enjoys excellent amenities, world-class public transportation, and a close-knit community feel. The area's most visited shopping district, the "Hub", which is an incredibly busy intersection connecting East 149th Street, Willis, Melrose and Third Avenues, is constantly filled with prospective shoppers. Investors see great potential in Melrose given its vibrant retail activities and a growing population. The neighborhood is conveniently served by the MTA [2,5] trains and local bus routes.

EPIC Commercial Realty sold 377 East 153rd Street for \$3,650,000. Investment Sales Associate, Michael McBride, represented the seller; Investment Sales Associate, Vlora Sejdi, represented the buyer.



**377 East 153<sup>rd</sup> Street**



**Michael McBride**



**Vlora Sejdi**

### **About EPIC Commercial Realty**

EPIC Commercial Realty is a full-service commercial investment brokerage firm that provides comprehensive and innovative real estate solutions to investors, property owners, and corporations worldwide. EPIC Commercial Realty is dedicated to continuously developing dynamic relationships resulting in increased capital beyond the expectation of our clients. Through such principles as integrity and hard work, we strive to develop into an esteemed commercial investment resource for property owners, investors, and corporations worldwide.