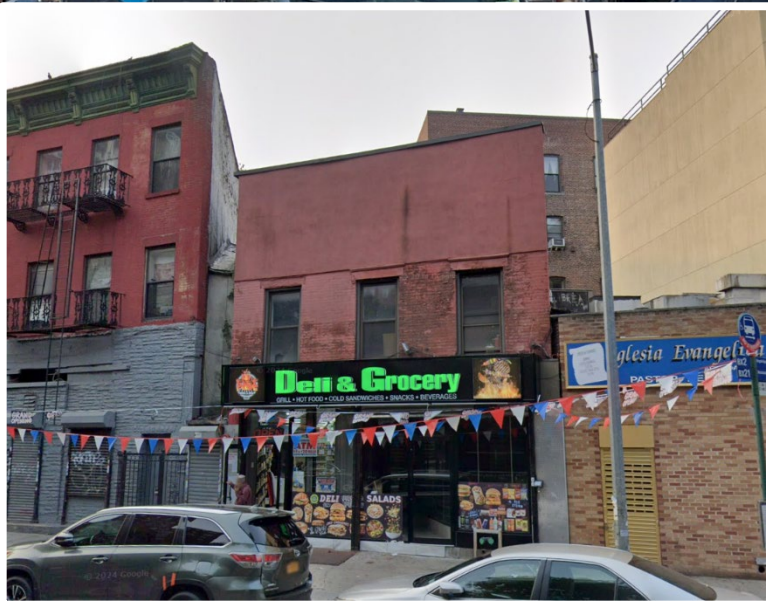


# 3 Property Bronx Package

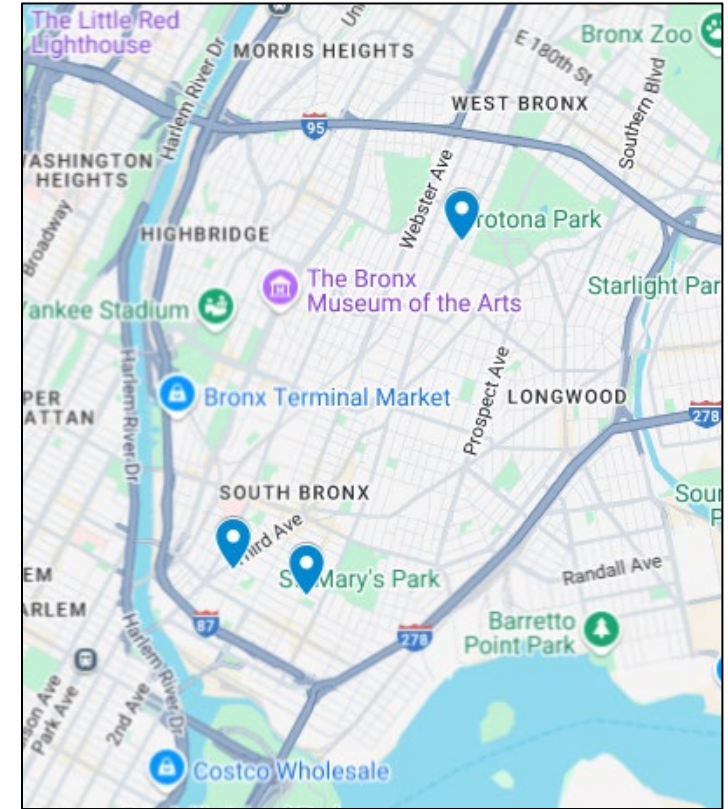
10,862 SF Commercial Package with Development Potential | Exclusive



**EXCLUSIVE OFFERING**

## PROPERTY INFORMATION

<b>ADDRESS</b>	350 Brook Avenue, 2614 3 <sup>rd</sup> Ave, & 3754 3 <sup>rd</sup> Ave
<b>CITY</b>	Bronx, NY   Mott Haven & Claremont
<b>TOTAL LOT SIZE</b>	10,480 SF
<b>TOTAL BUILDING SIZE</b>	10,862 SF
<b>TYPE</b>	2 Single-Store Retails & a 2-Story Walkup
<b>TOTAL BUILDABLE</b>	34,741 BSF 46,422 BSF
<b>ANNUAL INCOME</b>	\$336,132
<b>EXPENSES</b>	\$100,684
<b>NOI</b>	\$235,448



## DESCRIPTION

This 3-property package is located in the Mott Haven & Claremont neighborhoods of the Bronx. The buildings have a total of 10,862 square feet. There is development potential as the lots are zoned for a total of 34,71 BSF as of right and 46,422 BSF with UAP. All properties is only steps away from restaurants, shops, markets, schools, parks, and subway stations. (RS)

**ASKING PRICE: \$6,600,000**

For More Info Call: (212) 221-2456

**3 Property Package | Mott Haven & Claremont | 10,862 SF Commercial Package | Dev Potential | Exclusive**

# PACKAGE BREAKDOWN

## PROPERTY INFORMATION

<b>ADDRESS</b>	350 Brook Avenue	2614 3 <sup>rd</sup> Avenue	3754 3 <sup>rd</sup> Avenue
<b>NEIGHBORHOODS</b>	Mott Haven	Mott Haven	Claremont
<b>BLOCK/LOT</b>	02268-0009	02315-0005	02927-0007
<b>LOT SIZE</b>	2,500 SF	2,980 SF	5,000 SF
<b>BUILDING SIZE</b>	2,500 SF	4,362 SF	4,000 SF
<b>TYPE</b>	Single-Story Retail	2-Story Commercial	Single-Story Retail
<b>ZONING   FAR</b>	R6   3.00 (1.00 Built)	R6/C2-4   2.43 (1.46 Built)	R7-1/C2-4   4.00 (0.80 Built)
<b>BUILDABLE</b>	7,500 BSF	7,241 BSF	20,000 BSF
<b>UAP BUILDABLE</b>	9,750 BSF	11,622 BSF	25,050 BSF
<b>ANNUAL INCOME</b>	\$66,792	\$82,340	\$187,000
<b>EXPENSES</b>	\$20,926	\$28,452	\$51,306
<b>NOI</b>	\$45,866	\$53,888	\$135,694





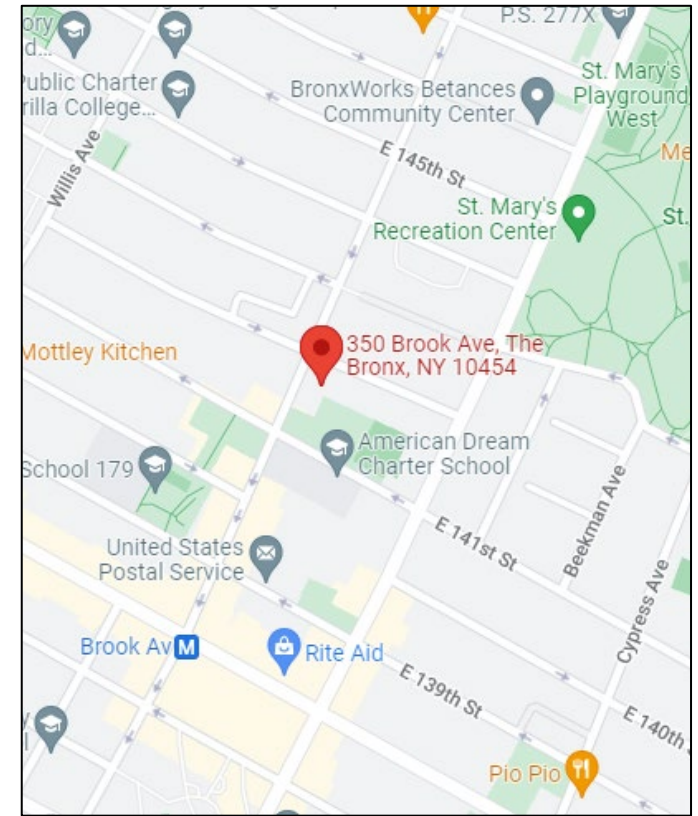
# 350 Brook Ave, Bronx, NY

2,500 SF Retail Building with 7,500 BSF in Mott Haven



## PROPERTY INFORMATION

<b>ADDRESS</b>	350 Brook Avenue
<b>CITY</b>	Bronx, NY 10454   Mott Haven
<b>BLOCK/LOT</b>	02268-0009
<b>LOT SIZE</b>	2,500 SF (25ft x 100ft)
<b>BUILDING SIZE</b>	2,500 SF (25ft x 100ft)
<b>TYPE</b>	Single-Story Retail
<b>BUILDING NOTES</b>	New Roof   No Basement   Tenant completed renovations
<b>RE TAXES</b>	\$16,437
<b>ZONING   FAR</b>	R6   3.00 (1.00 Built)
<b>BUILDABLE</b>	7,500 BSF (9,750 BSF with UAP)
<b>OCCUPANCY</b>	Fully Occupied by a Deli/Grocery Store
<b>LEASE</b>	LXP: 11/30/2030   3% Yearly Increases   LL only pays Insurance
<b>RENT</b>	Monthly Rent: \$5,304 + \$262/mo for taxes
<b>ANNUAL INCOME</b>	\$66,792
<b>EXPENSES</b>	\$20,926
<b>NOI</b>	\$45,866



## DESCRIPTION

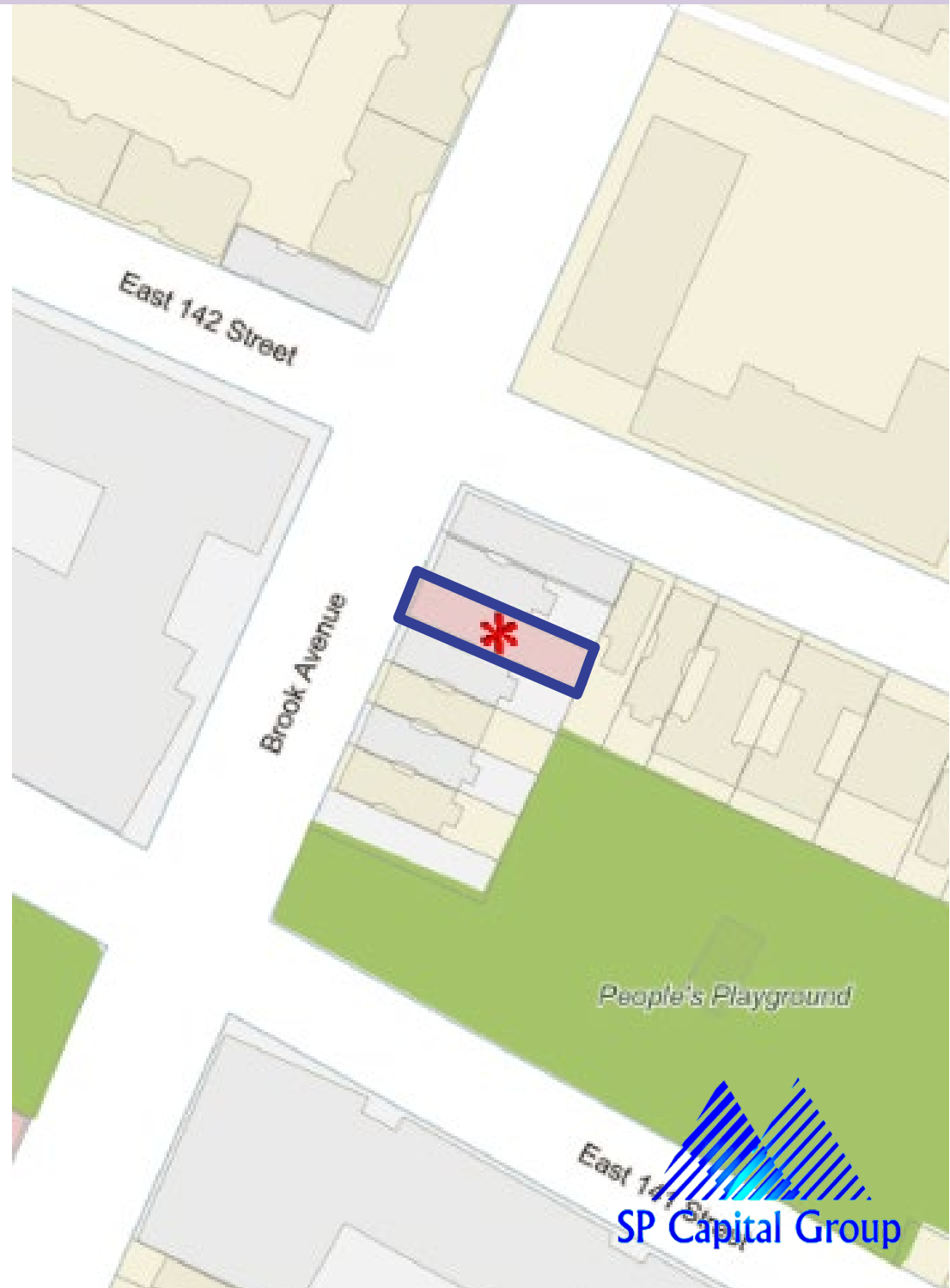
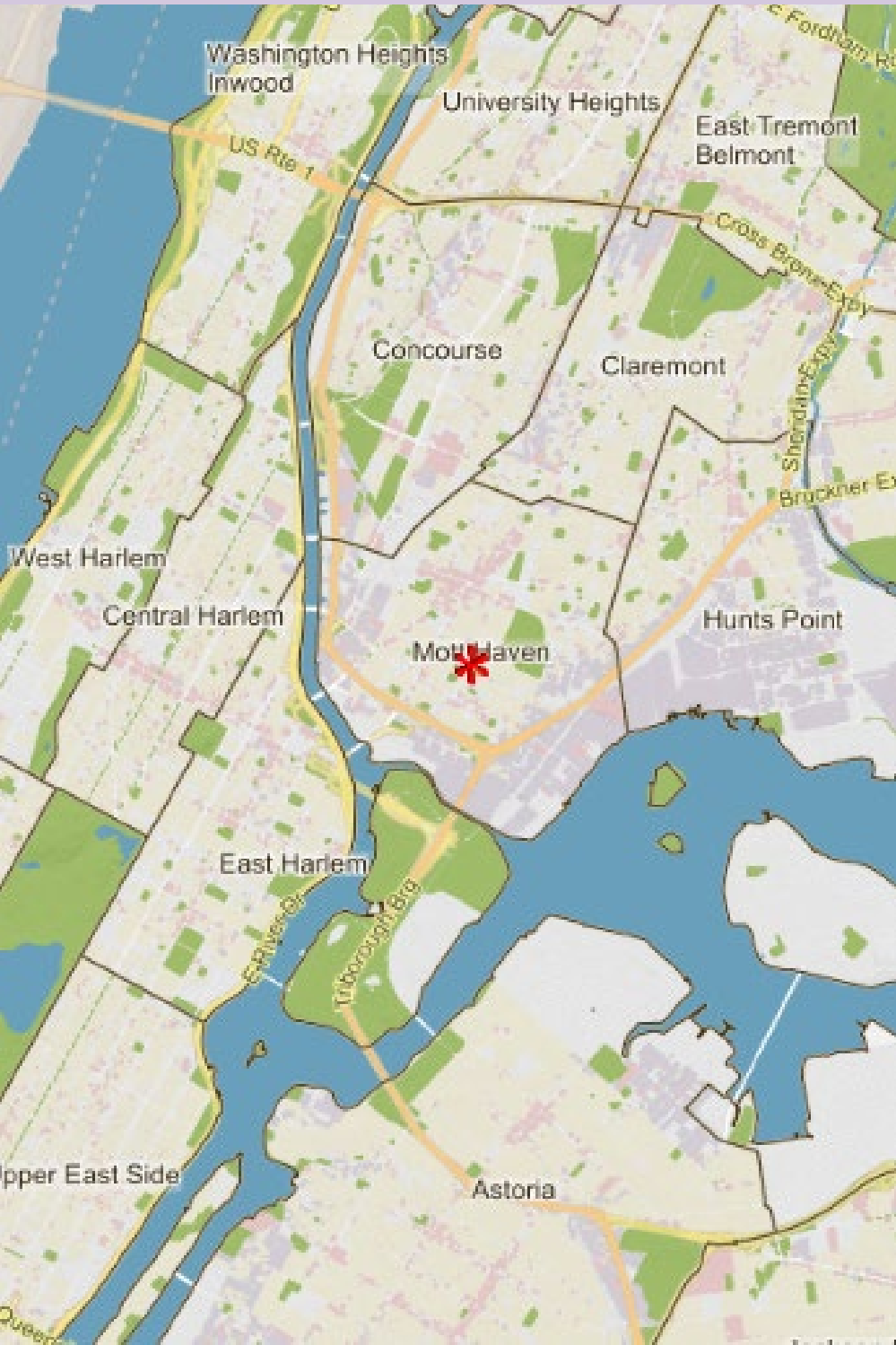
This single-story retail building is located in the Mott Haven neighborhood of the Bronx. The building is 2,500 square feet and fully occupied by a grocery. The lease expires in 2030. There is development potential as the lot is zoned for 7,500 BSF as of right and 9,750 BSF with UAP. Located near the corner of Brook Ave and E 142<sup>nd</sup> St, this property is only steps away from restaurants, shops, markets, schools, St Mary's Park, and the 6 train. (RS)

**ASKING PRICE:** Please Inquire

For More Info Call: (212) 221-2456

**350 Brook Ave | Mott Haven | 2,500 SF Retail Building | 7,500 BSF**

# AREA MAPS





# 2614 3rd Ave, Bronx, NY

4,362 SF Mixed Use Building with 7,241 BSF in Mott Haven



## PROPERTY INFORMATION

<b>ADDRESS</b>	2614 3 <sup>rd</sup> Avenue
<b>CITY</b>	Bronx, NY 10454   Mott Haven
<b>BLOCK/LOT</b>	02315-0005
<b>LOT SIZE</b>	2,980 SF (28ft x 124ft)
<b>BUILDING SIZE</b>	4,362 SF (25ft x 116ft)   ~3,000 SF 1 <sup>st</sup> Fl & 1,000 SF 2 <sup>nd</sup> Fl
<b>TYPE</b>	2-Story Walkup
<b>ZONING   FAR</b>	R6/C2-4   2.43 (1.46 Built)   Located in an Opportunity Zone
<b>BUILDABLE</b>	7,241 BSF (11,622 BSF with UAP)
<b>UNITS</b>	2 Units   1 <sup>st</sup> Floor Retail & 2 <sup>nd</sup> Floor Loft
<b>BULDING NOTES</b>	Full Basement   Sprinklered
<b>OCCUPANCY</b>	1 <sup>st</sup> Floor Occupied by a Deli   2 <sup>nd</sup> Fl Vacant (needs rehab)
<b>RETAIL LEASE</b>	LXP: 9/30/2033   3% Increases
<b>RETAIL RENT</b>	\$6,695/month   Pays \$2,000 for taxes over 2023 BY
<b>INCOME</b>	\$82,340
<b>EXPENSES</b>	\$28,452
<b>NOI</b>	\$53,888



## DESCRIPTION

This 2-story walkup is located in the Mott Haven neighborhood of the Bronx. The building is 4,362 square feet consisting of a retail unit and a loft apartment. The building is vacant. There is development potential as the lot is zoned for 7,241 BSF as of right and it is located in an opportunity zone. Located between E 140<sup>th</sup> St and E 141<sup>st</sup> St, this property is only steps away from restaurants, shops, markets, schools, parks, and the 4, 5, and 6 train. (RS)

**ASKING PRICE:** Please Inquire

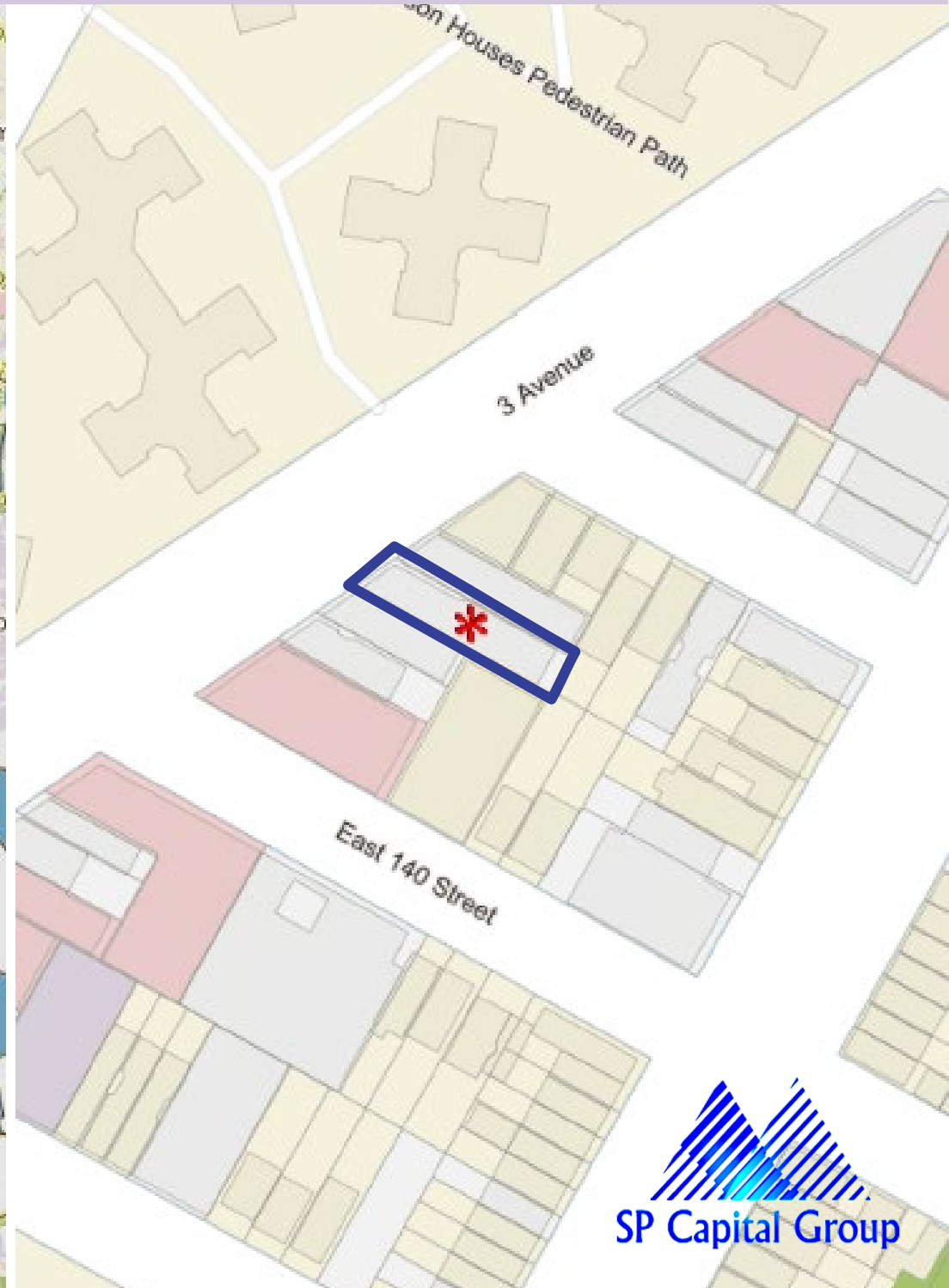
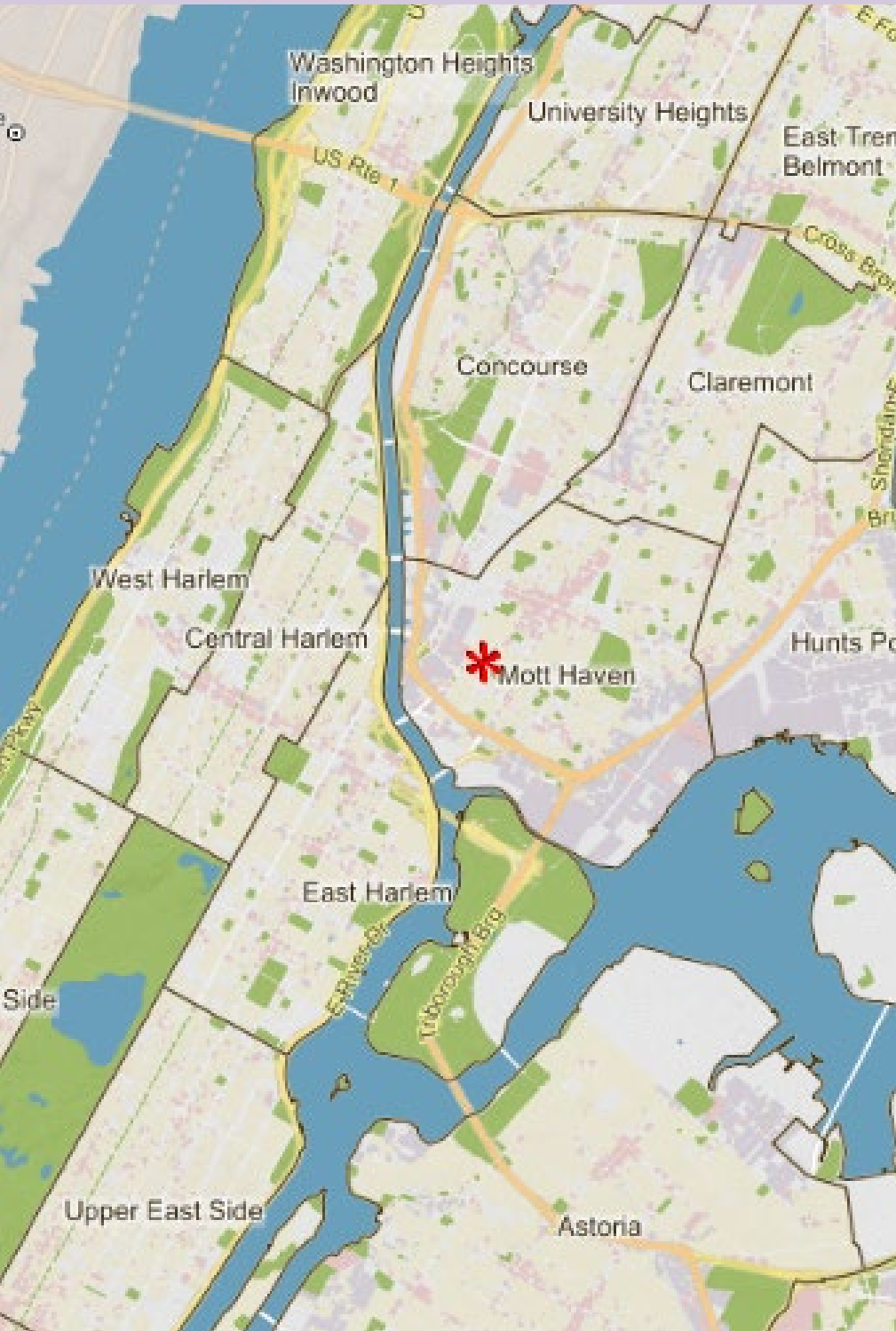
For More Info Call: (212) 221-2456

**2614 3<sup>rd</sup> Ave | Mott Haven | 4,362 SF Mixed Use Building | 7,241 BSF**

# AERIAL MAP



# AREA MAPS





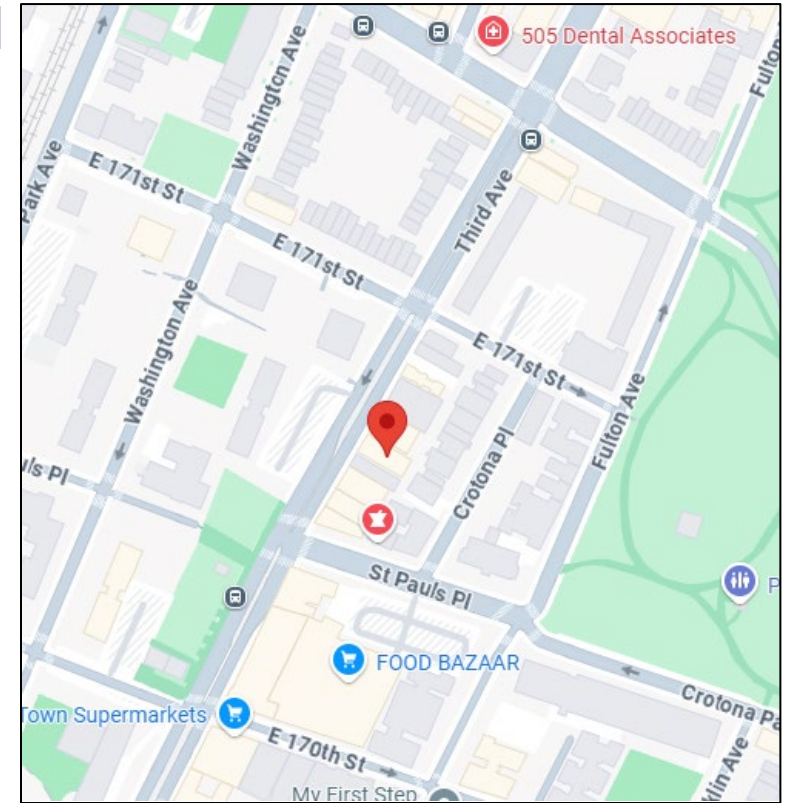
3754 3<sup>rd</sup> Ave, Bronx, NY

4,000 SF Retail Building with 20,000 BSF in Claremont



## PROPERTY INFORMATION

<b>ADDRESS</b>	3754 3 <sup>rd</sup> Avenue
<b>CITY</b>	Bronx, NY 10456
<b>NEIGHBORHOOD</b>	Claremont
<b>BLOCK/LOT</b>	02927-0007
<b>LOT SIZE</b>	5,000 SF (50ft x 100ft)
<b>BUILDING SIZE</b>	4,000 SF (40ft x 100ft)
<b>TYPE</b>	Single-Story Retail
<b>BUILDING NOTES</b>	No Basement
<b>ZONING   FAR</b>	R7-1/C2-4   4.00 (0.80 Built)
<b>BUILDABLE</b>	20,000 BSF (25,050 BSF with UAP)
<b>TENANT</b>	99 Cent Store (occupies entire building)
<b>LEASE</b>	LXP: 12/21/2027   3% Increases   LL pays insurance
<b>RENT</b>	\$15,600/month   Pays \$16,382 for taxes over 2015 BY
<b>INCOME</b>	\$187,000
<b>EXPENSES</b>	\$51,306
<b>NOI</b>	\$135,694



## DESCRIPTION

This single-story retail is located in the Claremont neighborhood of the Bronx. The building is 4,000 square feet and fully occupied by a 99-cent store. There is development potential as the lot is zoned for 20,000 BSF as of right and 25,050 BSF with the UAP. Located near the corner of 3<sup>rd</sup> Ave and St Pauls Pl, this property is only steps away from restaurants, shops, markets, schools, Claremont Park, Crotona Park, and the B, D, 2, 4, and 5 train. (RS)

**ASKING PRICE:** Please Inquire

For More Info Call: (212) 221-2456

**3754 3<sup>rd</sup> Ave | Claremont | 4,000 SF Retail Building | 20,000 BSF**

# AREA MAPS

