

## FOR SALE PRIME INVESTOR OR USER OPPORTUNITY

**1610 Williamsbridge Rd, Bronx, NY**



### Property Highlights:

- **FOR SALE: Pristine multi-tenanted property ideal for a user or investor!**
- **+/- 5,100 SF building on an +/- 8,718 SF lot!**
- **1<sup>st</sup> Floor:** +/- 1,700 SF immaculate and modernly renovated medical office (vacant)
- **2<sup>nd</sup> Floor:** +/- 1,700 SF is as impressive as the 1<sup>st</sup> floor as a thriving pediatric dental office
- **LL:** +/- 1,700 SF of beautiful turnkey space fully plumbed and built for a dental or medical user (vacant)
- **Attic:** +/-1,700 SF of storage
- Each floor is separately metered
- Rare private L-shaped parking lot
- Zoning: R4A, C2-2, allows for many uses including office, medical, retail, and residential Tenants
- New elevator stops at each floor, including the street level, and large enough to accommodate a full stretcher!
- Half-mile (0.5 mi) from Westchester Sq-E Tremont Station (6 Train) \*At the Bx8 Bus Stop. \*5-minute walk to Bx 24, and Bx31 Bus Stops \* One mile (1.0 mi) or less to the Pelham Pkwy and Morris Park Station (5 Train) \* Five Minutes or less to the Hutchinson River Pkwy and Bronx River Pkwy
- Close to Montefiore, Albert Einstein College of Medicine, Jack D. Weiler Hospital, Calvary Hospital, NYC Health Jacobi Medical Center & Emergency Dept., McDonald's, and Starbucks.

**For more information or to view this property, contact 914.422.0100**

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