



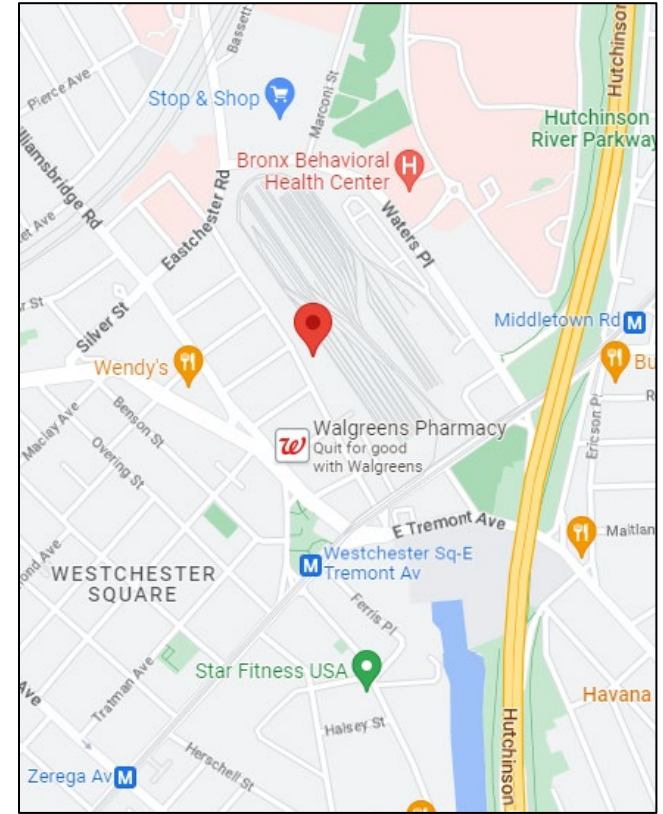
# 1409-1415 Blondell Ave, Bronx, NY

7,770 SF Commercial building with a 2,600 SF Lot in Westchester Village



## PROPERTY INFORMATION

<b>ADDRESS</b>	1409-1415 Blondell Avenue
<b>CITY</b>	Bronx, NY 10461
<b>NEIGHBORHOOD</b>	Westchester Village
<b>BLOCK/LOT</b>	04074-0018, 23
<b>LOT SIZE</b>	10,402 SF (107.67 x 100ft)
<b>BUILDING SIZE</b>	7,770 SF (74.5ft x 99.58ft)
<b>TYPE</b>	Single-Story Commercial Building & Lot
<b>RE TAXES</b>	\$30,651
<b>ZONING   FAR</b>	M1-1   1.00 (0.75 Built)   10,402 BSF   Opportunity Zone
<b>OCCUPANCY</b>	Building Occupied   2,600 SF Lot can be delivered vacant
<b>RENT ROLL</b>	1415: \$10,000/month   LXP: 10/2027 + 18mo opt   Pays 40% of taxes 1409: Delivered vacant   \$2,300/month for current tenant
<b>LEASE NOTES</b>	1415 Tenant pays 40% of taxes
<b>GROSS INCOME</b>	Annual Income: \$159,860
<b>PRICE</b>	1415: \$4.1M   1409: \$1M



## DESCRIPTION

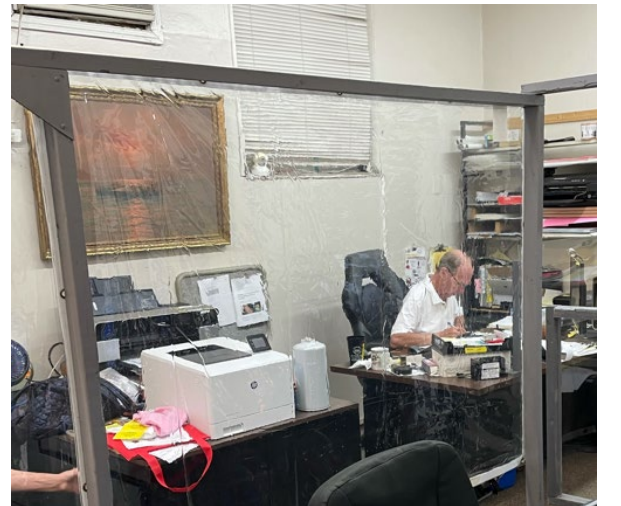
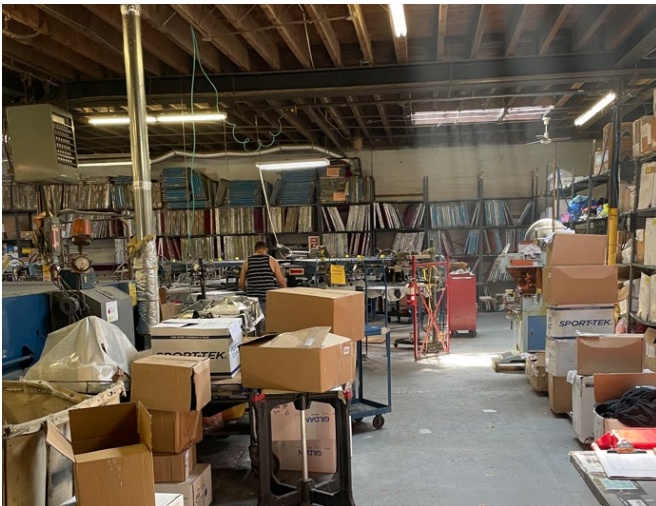
The subject offering is for a single-story commercial building and a vacant lot located in the Westchester Village neighborhood of the Bronx. The building is 7,770 square feet and the lot is an additional 2,600 square feet of land area. There is development potential as the lots have a total of 10,402 BSF as of right. Located at the corner of Halperin Ave and Blondell Ave, this property is only steps away from restaurants, shops, markets, schools, parks, national retailers, E Tremont Ave, and the 6 train. (YG)

**ASKING PRICE: \$5,000,000**

For More Info Call: (212) 221-2456

**1409-1415 Blondell Ave | Westchester Village | 7,700 SF Commercial Building & 2,600 SF Vacant Lot**

# IMAGES – 1415 Blondell Ave



# AREA MAPS

