



**Mixed Use Retail / Residential Development
Investment Property**

FOR SALE

**2356 Arthur Avenue
Bronx, NY 10458**

PREPARED BY:

Coldwell Banker Commercial NRT

Charles Whang
278 Mamaroneck Ave
White Plains, NY 10605

THE OFFERING

**2356 Arthur Avenue
Bronx, NY 10458**

Coldwell Banker Realty is pleased to exclusively market this Mixed-use property located in the Bronx that blends location, potential, and value in one of New York City's most vibrant neighborhoods.

Situated along the iconic Arthur Avenue corridor, this location places you at the center of renowned dining, specialty shops, and a lively community atmosphere. Whether you're an investor or an end-user, this property offers tremendous upside in a location that continues to grow in demand. The building features solid bones and versatile space, making it ideal for customization, renovation, or income-generating use.

Don't miss your chance to secure a piece of one of the Bronx's most sought-after corridors. 2356 Arthur Avenue is more than just a property—it's an opportunity to be part of a thriving, historic neighborhood.

Highlights:

- Prime Avenue location in the Bronx's "Little Italy"
- Flexible layout suitable for a variety of uses
- Strong investment potential with value-add opportunity
- Close proximity to transit, shopping, and dining
- Located in a NYC Opportunity Zone
- Formerly Umberto's Clam House

PROPERTY SPECIFICATIONS

Property Type:	Retail / Residential
Class:	Commercial K1
Current Building Size:	2,050 SF
Lot Size:	2,141 SF
Lot Dimensions	25.00' x 85.7'
Number of Stories:	1 plus Full Basement
Year Built / Renovated:	1931
Zoning:	R6 / C1-4 Overlay

LOCATION INFORMATION

Cross Street:	186 th Street
Located:	Eastside of Arthur Avenue
Land:	New York
Submarket	Belmont
County	Bronx

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein

PRICE

Asking Price: \$2,580,000

Price/ Buildable SF: \$401.68

Buildable Area: 4,368 SF**

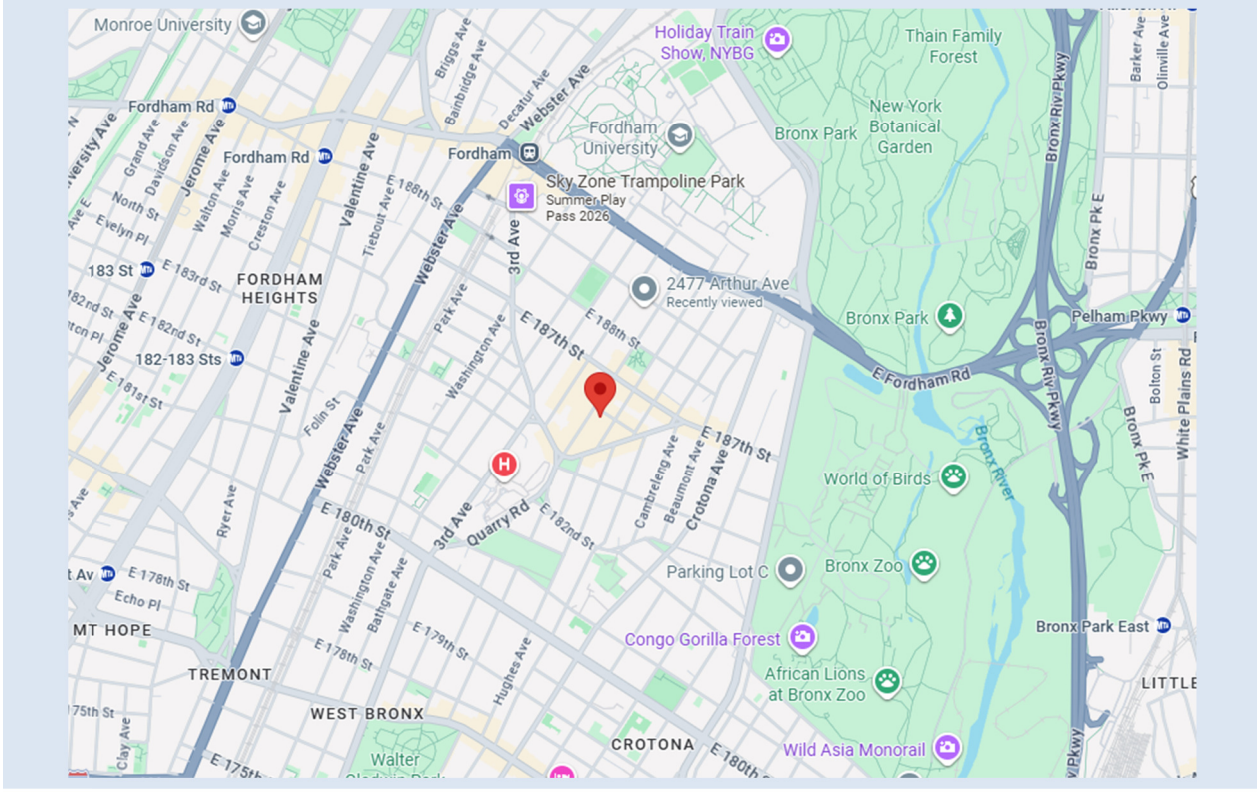
Max Buildable Area: 6,423 SF**

** Property Shark

PRO FORMA FINANCIALS

Tenancy:	Retail
Percent Leased:	0%
Gross Income:	\$133,250 (Projected)
Expenses:	\$0.00 (NNN)
Net Operating Income:	\$133,250 (Projected)
Cap Rate:	5.1% (Projected)

Area Maps





CONTACT INFORMATION

For more information, please contact:

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