

RETAIL
BUILDING
FOR SALE

TANNEN'S

718-292-4646

363 E.

School, Office & Educational Supplies

369 DIRECTORY

363 East 149th Street
Melrose | Bronx NY

ksr

363 E 149th Street | Bronx, NY 10455

THE SUMMARY

Kassin Sabbagh Realty (KSR) has been retained to facilitate the sale of a prime investment opportunity located at 363 E 149th St in the Melrose section of the South Bronx. The property is zoned C-20 and features four retail units. It sits on a 2,000 square foot lot with dimensions of 25 feet by 80 feet, while the building has a total size of 6,750 square feet with 25 feet by 80 feet dimensions. The property is conveniently located just a minute's walk from the Third Avenue-149th Street subway station, served by the 2 and 5 lines, providing easy access to public transportation.

Melrose, a residential neighborhood in the South Bronx, is situated about ten miles from Manhattan. It benefits from a variety of transportation options, including the MTA Regional Bus, the subway, and the Metro-North Railroad at the nearby Melrose Station. Additionally, Interstate 87 runs through the area, connecting Melrose to New York City and beyond. The Melrose neighborhood offers a variety of businesses, stores, and eateries, particularly between Courtland Avenue and Brook Avenue. It also boasts numerous green spaces, including playgrounds, fields, and courts. The rental market in Melrose is diverse, with apartments in a range of styles and prices.

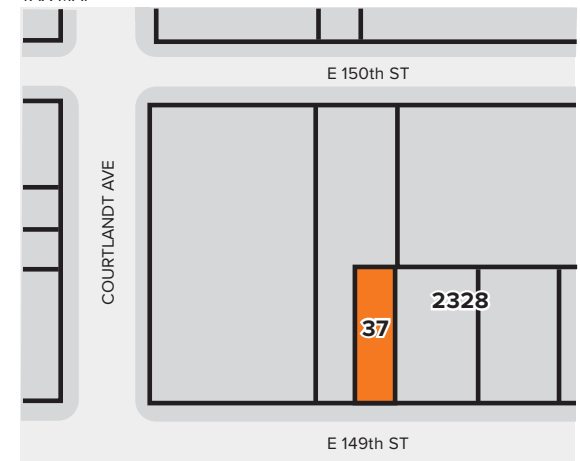
ASKING PRICE: \$3,500,000

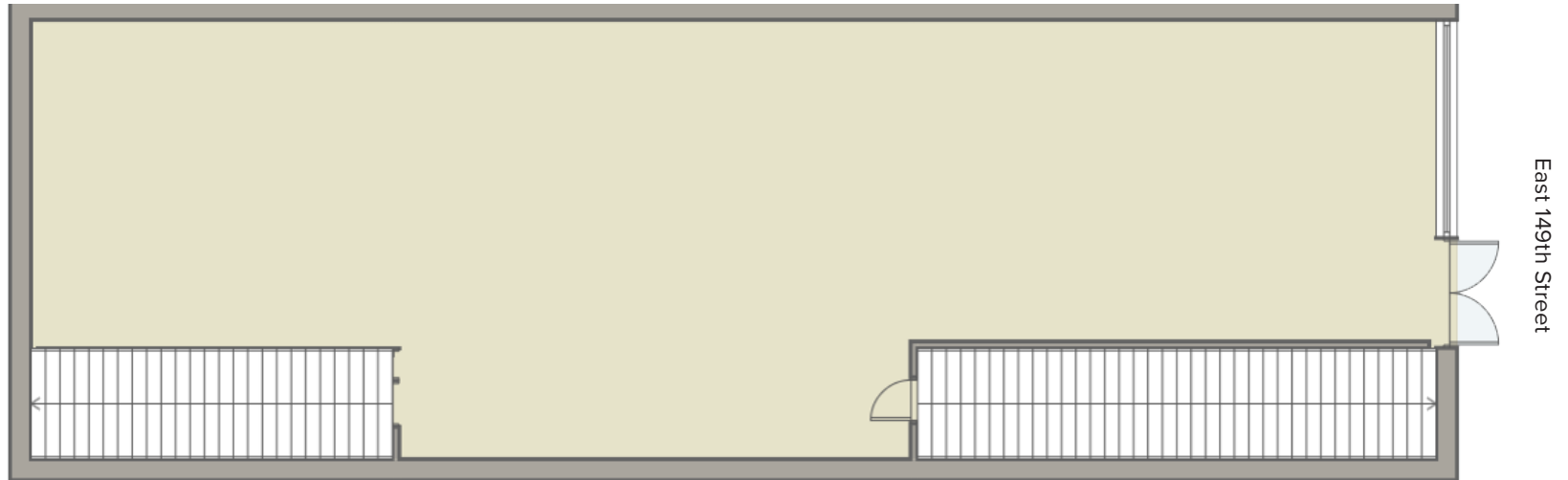


PROPERTY OVERVIEW

Property Type	Retail
Lot Size	2,000 SF
Lot Dimensions	25' x 80'
Building SF	6,750 SF
Building Dimensions	25' x 80'
Units	4
Taxes	\$50,000
Comments	Current retail (Tannen's) will vacate with sale

TAX MAP





NOTE: FLOORS 1-4 ARE 1,500 SF EACH



TRANSPORTATION

- Proximity to the Grand Concourse; Major Deegan Expy; Bruckner Blvd
- E 149th Street train station **2** **5**

DEMOGRAPHICS

168,158
POPULATION
1 mi radius

64,552
HOUSEHOLDS
1 mi radius

103,105
DAYTIME POP.
1 mi radius

FOR MORE INFORMATION,
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