



Mott Haven 3 Building Portfolio For Sale

66,000 SQ. FT. FULLY LEASED.



**PINNACLE
REALTY**
OF NEW YORK, LLC

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Overview



NUMBERS AT A GLANCE

 TOTAL BUILDING
SQUARE FOOTAGE

66,000 SF

A

47,250 SF
Multi Story Loft

B

6,250 SF
Two Story Warehouse

C

12,500 SF
Single Story Warehouse

 ZONING

M1-2

 CLEAR
HEIGHT

12' - 15'

Warehouse

 LOADING
CAPACITY


14 **2**

Drive-Ins

Freight
Elevators

PARCEL ID

 **2340**
Block

 **204,**
208,
209
Lots

PROPERTY OVERVIEW

Mott Haven 3 Building Portfolio For Sale

Pinnacle Realty of New York, LLC has been retained on an exclusive basis for the sale of 363-385 Rider Avenue, Bronx.

Located in the heart of the Mott Haven sector of the Bronx, this 3 Building Portfolio (3 separate lots) is a total of 66,000 sq. ft. across the tax lots. The properties are located on the corner of Rider Avenue, 141st Street, and Canal Place providing street-to-street access and three-street frontage.

The properties are located in an M1-2 zoning district with a Commercial FAR of 2.0. and a Community Facility FAR of 4.8 allowing a 150,000-square-foot facility.

The properties are fully leased with 15 tenants providing excellent diversification. The current Net Income is \$550,000.00 for 2024.

FEATURES

- Total Lot Size: 250' x 125' (31,250 Sq. Ft)
- Building Sizes:
 1. 47,250 Sq. Ft. Loft
 2. 6,250 Sq. Ft. Two-Story
 3. 12,500 Sq. Ft. Warehouse
- 14 Drive-Ins
- 2 Freight Elevators
- Oil Heating
- Sprinklers
- New Sidewalks / Windows
- Street to Street Access

ZONING
M1-2

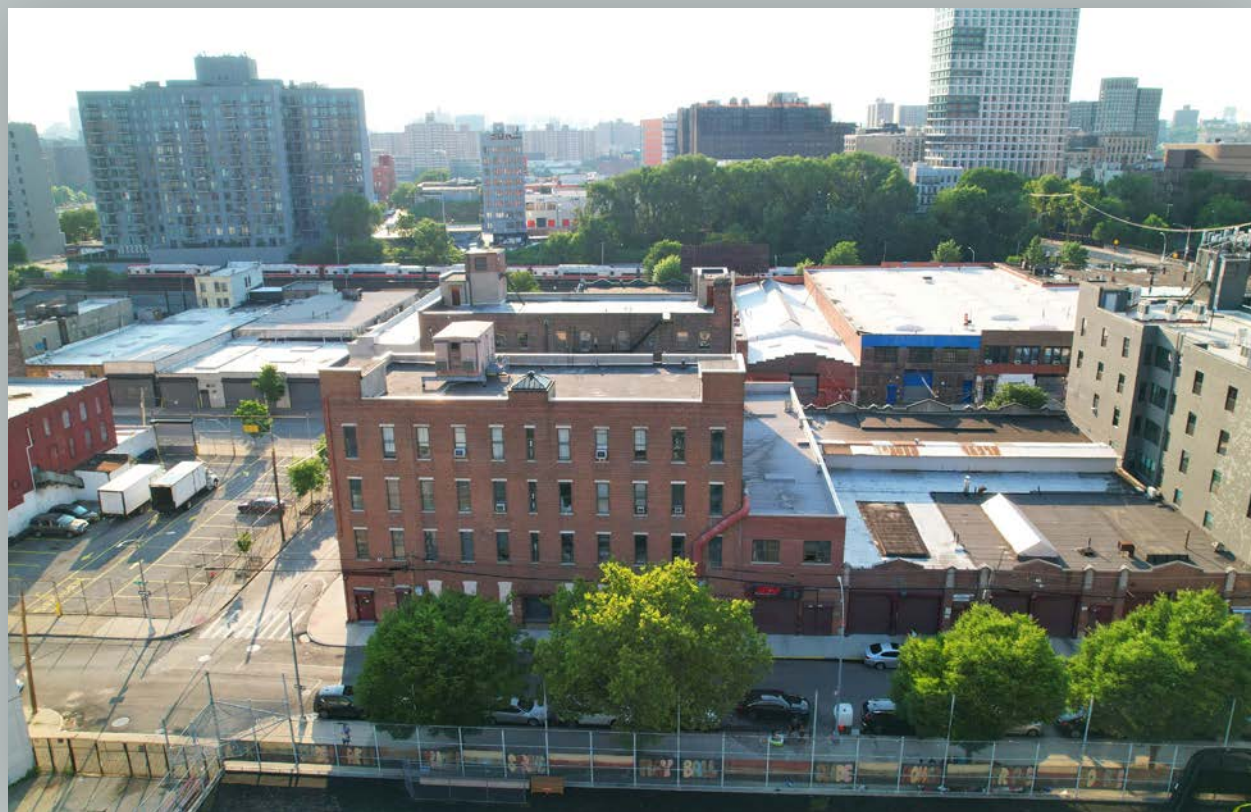
PARCEL ID
2340
BLOCK

204, 208, 209
LOTS

100% Leased with 15 Tenants
Lease Expirations range from 2025 - 2033

NET INCOME: \$550,000.00 FOR 2024





ACCESSIBILITY

Ideally Positioned

YANKEE STADIUM | 1.8 MI

Harlem River



363-385 RIDER AVE.

HUNTS POINT | 3.3 MI



RFK BRIDGE | 2.3 MI



CENTRAL PARK | 2.6 MI



LAGUARDIA AIRPORT | 6.9 MI



FOR MORE
INFORMATION
ABOUT THIS
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