



3213 Yates Ave, The Bronx, NY 10469

**\$1,200,000**

3213 Yates Ave

Great developmental opportunity



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Listing Added: 07/08/2022  
 Listing Updated: 07/08/2022



**Details**

Asking Price	<b>\$1,200,000</b>	Property Type	Land
Subtype	Commercial	Permitted Zoning	C8-1
Lot Size (sq ft)	4,130	APN	04614-0019

**Marketing Description**

This vacant lot has great development opportunity. It is located in a high-density population area and sees high daily traffic volume, making it a good spot for a retail building. The lot is located in zoning district C8-1.

**Investment Highlights**

The property is in close proximity to several restaurants and shops. Williams Bridge train station is nearby. Gun Hill rd, Burke Av and Allerton Av subway stations are also nearby. There are several bus stations in the surrounding area. Both the Hutchinson and Bronx River Parkway are close to the property. It is surrounded by many residential neighborhoods. The property is located near many residential and other commercial buildings. This property falls in the C8-1 zoning district. Typical uses for this district include automobile showrooms and repair shops, warehouses, gas stations, and car washes—although all commercial uses (except large, open amusements), as well as certain community facilities, are permitted.

## Population

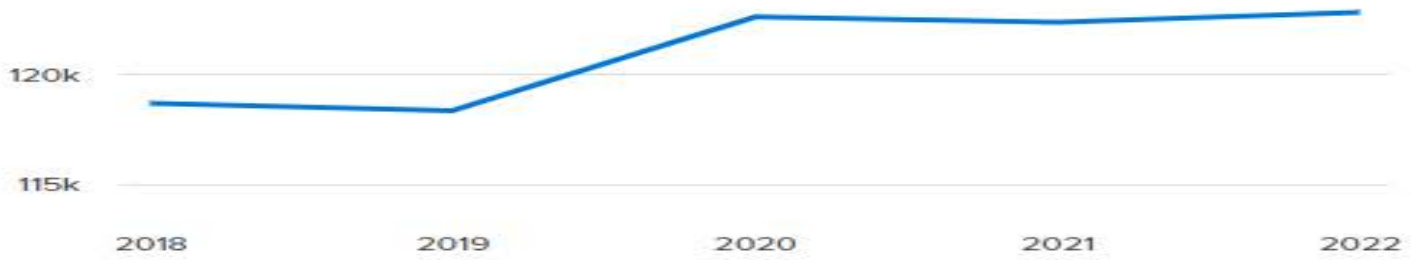
# 122k

0%

Compared to 122k in 2021

↑ 3%

Compared to 118k in 2018



## Household Income

# \$58.8k

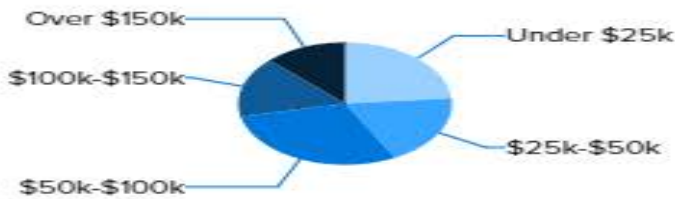
Median Income

## \$71.1k

2026 Estimate

↑ 4%

Growth Rate



## Age Demographics

# 37

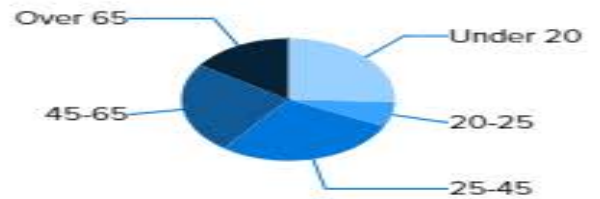
Median Age

## 39

2026 Estimate

↑ 4%

Growth Rate



## Number of Employees

# 14.9k

### Top 5 Employment Categories

Office & Administrative Support

Sales & Related

Management

Food Prep & Service

Production

## Housing Occupancy Ratio

# 17:1

12:1 predicted by 2026

Occupied

Vacant

## Renter to Homeowner Ratio

# 2:1

2:1 predicted by 2026

Renters

Homeowner