

FOR SALE

**1860 - 1872
EAST TREMONT AVENUE
BRONX, NY 10460**

BLOCK FRONT | 153,000 BUIDABLE
SQUARE FEET

Residential Buildable SF

127,829 BSF

Senior / Affordable Buildable SF

152,885 BSF

Community Facility Buildable SF

127,404 BSF

Commercial Buildable SF

42,468 BSF



FOR SALE

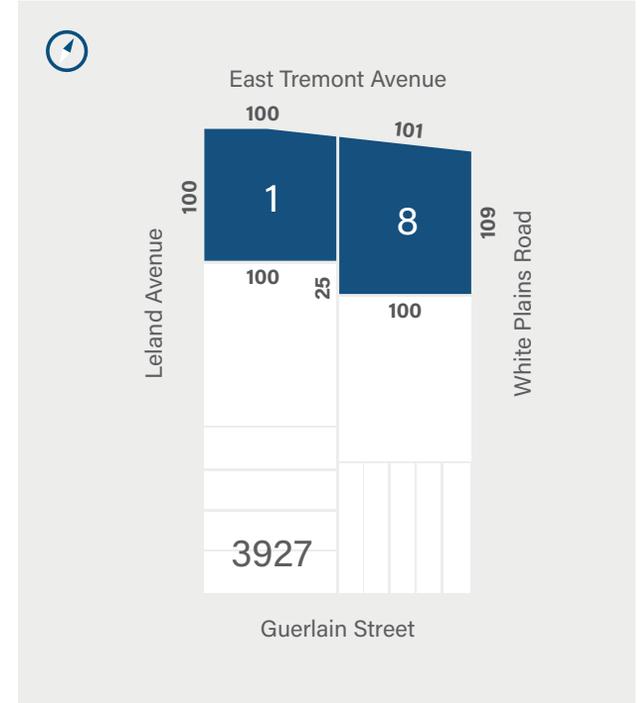
1860 - 1872 EAST TREMONT AVENUE, BRONX, NY 10460

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Concourse Realty has been hired on an exclusive basis to arrange for the sale 1860 - 1872 East Tremont Avenue in the Park Versailles - Bronx River neighborhood of the Bronx. The subject property consists of two tax lots, and is a 200 ft x 115 ft development site zoned R8X, C2-4 with two existing commercial buildings on the south west corner of East Tremont and White Plains Road and Leland Avenue. The zoning allows for up to 127,828 buildable square foot as of right with Mandatory Inclusionary Housing, 152,884 buildable square feet with affordable or senior housing and 127,404 buildable square feet with community facility, and up to 48,480 buildable square feet with commercial.



This is a rare opportunity to build a mixed-use building of over 150,000 square feet in an area that has seen retail rents range between \$60 - \$80 per square foot. The two sites have a combined footprint of 21,234 square feet.



2027 Williamsbridge Road, 2nd Floor
Bronx, NY 10461

(212) 207-2400
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DAVID SIMONE
Office: (212)207-2403 / Cell: (917)559-4584

The information contained herein has been obtained from sources that we deem reliable, but we do not guarantee the accuracy of any information provided. All zoning information, square footage, buildable footage estimates, and uses must be independently verified. Prospective buyers should carefully verify all square foot numbers, income, and all other information contained herein. Consult an architect or appropriate zoning professional before making financial or legal decisions.

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Location	South side of East Tremont Ave between White Plains Rd and Leland Ave		
Block/Lot			3927 / 8, 1
Address	1872 East Tremont Ave	1860 East Tremont Ave	Combined
Lot Dimensions	100 ft x 119.17 ft	100 ft x 100 ft	102 ft x 100 ft
Lot SF	11,394 SF	9,840 SF	21,234 SF
Building Dimensions	100 ft x 119.17 ft	100 ft x 100 ft	200 ft x 105 ft
Stories	1	1	1
Total Gross SF	22,787 SF (includes basement)	12,600 SF	35,387 SF
Zoning	R8X, C2-4, R6	R8X, C2-4	R8X, C2-4
Residential FAR	6.02	6.02	6.02
Senior / Affordable Buildable SF	7.20	7.20	7.20
Community Facility FAR	6.00	6.00	6.00
Commercial FAR	2.00	2.00	2.00
Residential Buildable SF	68,592 BSF	59,237 BSF	127,829 BSF
Senior / Affordable Buildable SF	82,037 BSF	70,848 BSF	152,885 BSF
Community Facility Buildable SF	68,364 BSF	59,040 BSF	127,404 BSF
Commercial Buildable SF	22,788 BSF	19,680 BSF	42,468 BSF
Assessment	\$861,035	\$785,930	
minus reductions	(\$27,250)	(\$19,140)	
Revised Assessment	\$833,785	\$766,790	
Tax Rate	10.848%	10.848%	
Real Estate Taxes	\$90,449	\$83,181	

All measurements and square footage estimates are approximate



ASKING PRICE \$18,500,000



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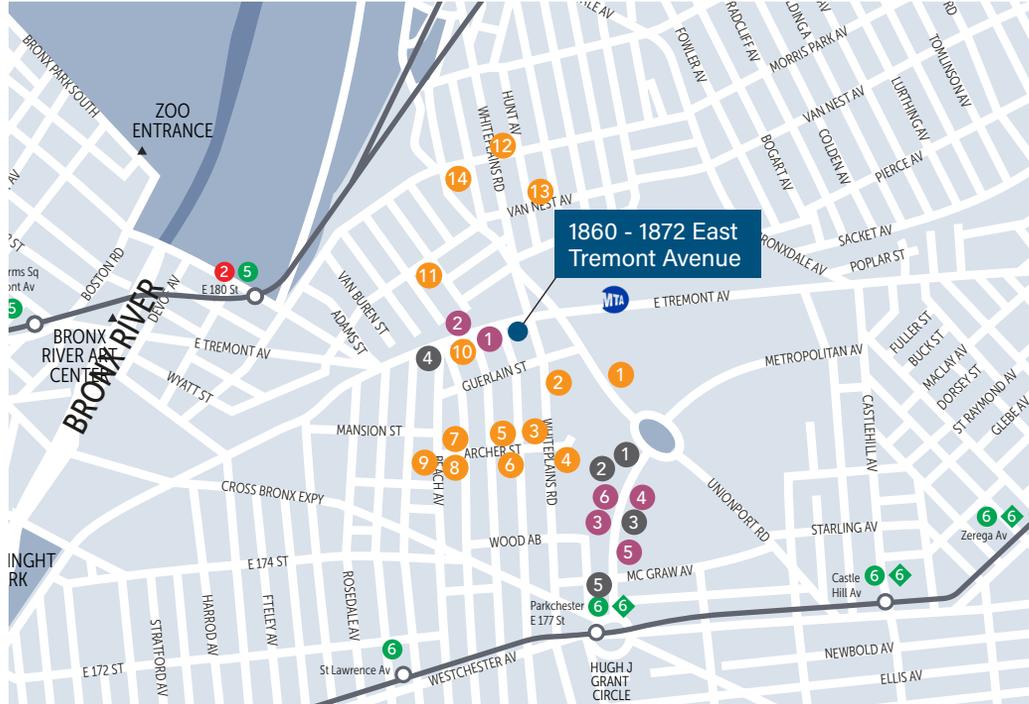
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Food & Drink

- 1 CTown Supermarkets
- 2 Ajo y Oregano
- 3 Thai Cuisine
- 4 Great Wall
- 5 Aland Gourmet Deli
- 6 Joe's Pizza
- 7 A Daughter And Two Sons
- 8 Solimar Grill Restaurant
- 9 Young Hsin
- 10 New Hong Kong Kitchen
- 11 Malejo Deli
- 12 Dunkin'
- 13 El Paso Deli
- 14 Morris Park Pizzeria

MTA Parkchester/Van Nest Metro-North station

Banks & ATMs

- 1 Bank of America Financial Center
- 2 Citizens
- 3 Santander Bank Branch
- 4 Coinsource Bitcoin ATM
- 5 Chase Bank

Retail

- 1 Advance Auto Parts
- 2 24 Hour Road service
- 3 Macy's
- 4 Marshalls
- 5 T-Mobile Authorized Retailer
- 6 Five Below



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Van Nest – A Hidden Gem in the Bronx

Tucked into the eastern part of the New York City borough of the Bronx, Van Nest is a quiet, close-knit neighborhood that offers a refreshing blend of residential charm and urban convenience. Often overlooked by visitors, this small but vibrant community has a rich history, diverse culture, and a welcoming atmosphere that captures the authentic spirit of New York.



A Neighborhood with Deep Roots

Van Nest was once largely farmland before development accelerated in the late 19th and early 20th centuries. The neighborhood takes its name from the Van Nest family, who were early landowners in the area. With the expansion of transportation — especially rail lines connecting the Bronx to the rest of the city — Van Nest transformed into a thriving residential enclave.

Community at Its Core

One of Van Nest's defining qualities is its strong sense of community. Longtime residents live alongside newer families, creating a dynamic yet stable environment. Tree-lined streets, modest homes, and small apartment buildings give the area a cozy, lived-in feel. Local businesses, family-owned shops, and neighborhood eateries line Morris Park Avenue and White Plains Road, serving as gathering spots for residents.

Green Spaces and Local Life

Van Nest offers easy access to nearby parks and recreational spaces. Just a short distance away, residents can enjoy the beauty of



Bronx Park, home to the world-famous Bronx Zoo and the stunning New York Botanical Garden. These green spaces provide a peaceful retreat from city life while remaining conveniently close to home.

Convenient and Connected

Public transportation makes commuting simple, with subway lines and buses connecting Van Nest to Manhattan and other parts of the Bronx. The neighborhood offers a quieter alternative to more crowded parts of the city.



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