

# City Island Local Favorites For Sale

286-288 City Island Avenue  
BRONX, NY 10464

Offered at \$1,200,000



HOULIHAN LAWRENCE  
COMMERCIAL



286-288

CITY ISLAND  
AVENUE

## SUMMARY



HOULIHAN LAWRENCE  
COMMERCIAL

### **2 Commercial Units and 2 Apartments Offered At \$1,200,000**

- Two adjoining properties comprised of a Pub and Pizzeria, large outdoor Beer Garden, with 1BR and 2BR apartments in the center of City Island.
- Commercial units vacant, apartments MTM, combined taxes \$14,390.
- "The Seaport of The Bronx," City Island draws visitors from Westchester and The Bronx to its famous restaurants.
- The community of approximately 5,000 residents is surrounded by Pelham Bay Park, NYC's largest park.
- Median Household income \$140k, new homes sell for \$750k to \$1 million.

286-288

CITY ISLAND  
AVENUE

## PROPERTY FEATURES

Location	286-288 City Island Avenue, Bronx NY 10464
Bronx Block & Lot	5643-55 & 5643-56
Zoning	R3A, C1-2
Gross Building Area	3,980 SF
Year Built/Renovated	1910/2009
Land	4,360 SF



HOULIHAN LAWRENCE  
COMMERCIAL





288-286

CITY ISLAND  
AVENUE

## LOCATION HIGHLIGHTS

Two Commercial Units with large Outdoor Terrace Plus Two Residential Units

Center of City Island Across Street from Hawkins Park, Walk Score - 81

City Island has approximately 5,000 Residents in 1,000 Households

Close to I-95 and Hutchinson River Parkway, bus routes to Manhattan and #6 Subway

Surrounded by Pelham Bay Park



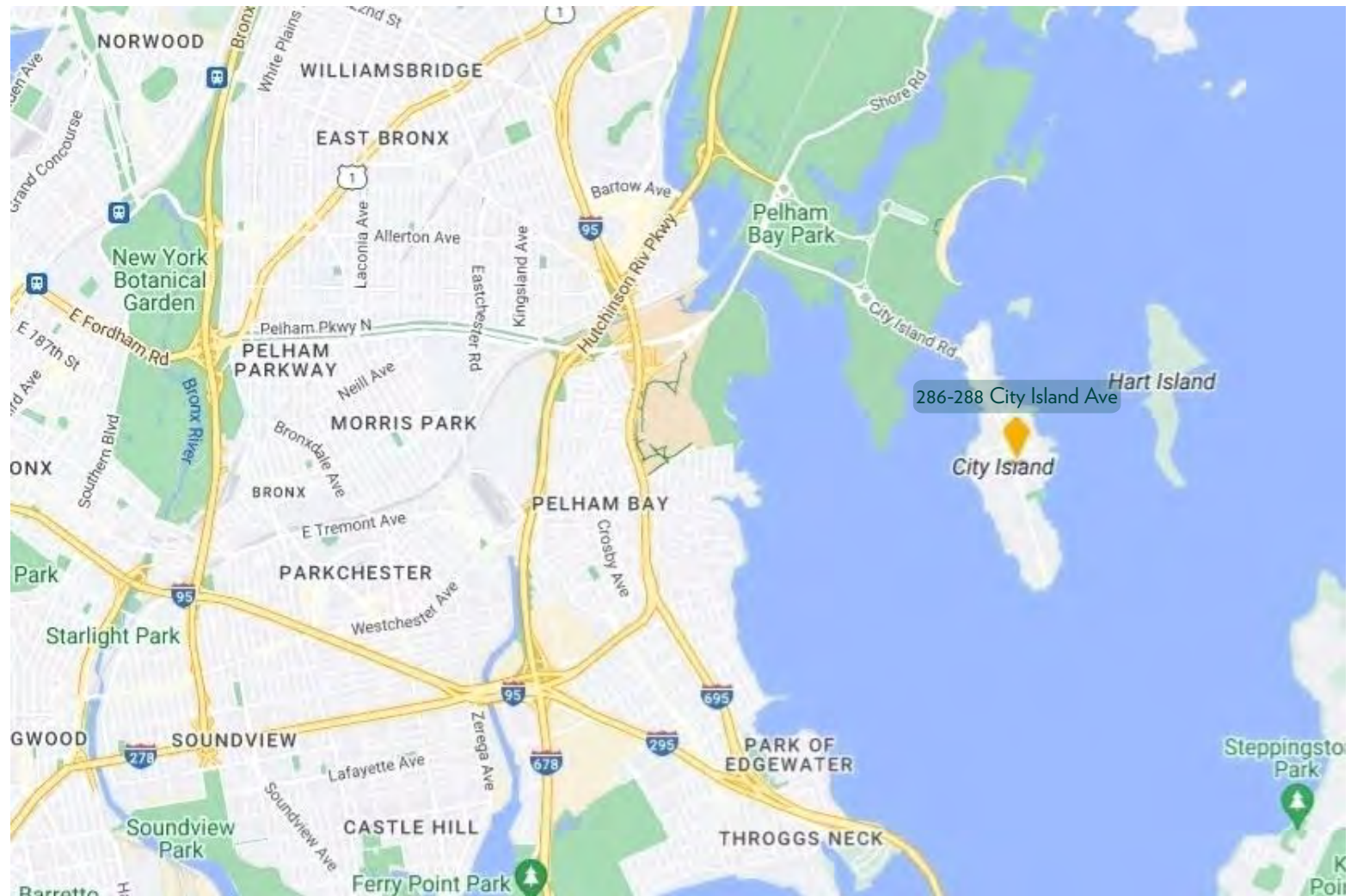
286-288

CITY ISLAND  
AVENUE

MAP



HOULIHAN LAWRENCE  
COMMERCIAL



286-288

CITY ISLAND  
AVENUE

## SPACES



HOULIHAN LAWRENCE  
COMMERCIAL



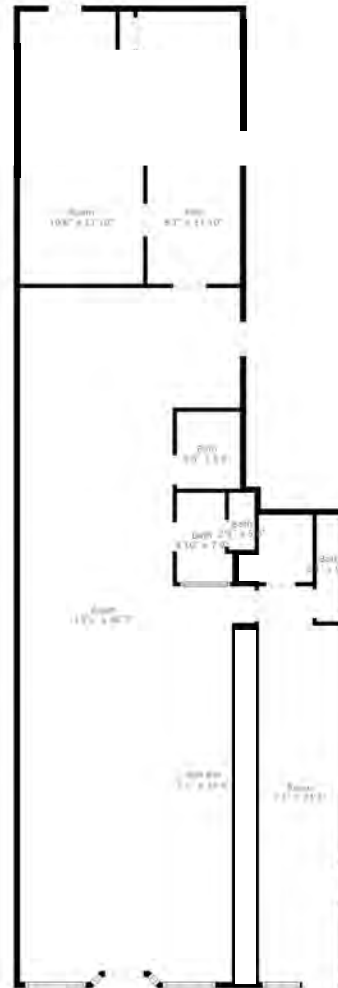
286-288

CITY ISLAND  
AVENUE

## PUB FLOORPLAN



HOULIHAN LAWRENCE  
COMMERCIAL

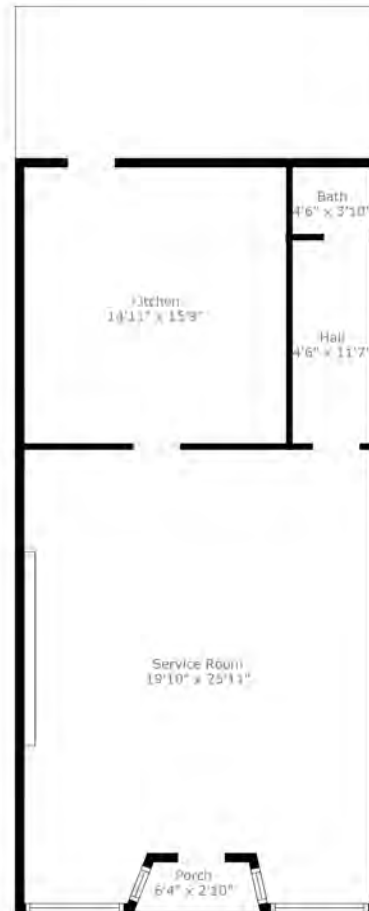


286-288  
CITY ISLAND  
AVENUE

## PIZZERIA FLOORPLAN



HOULIHAN LAWRENCE  
COMMERCIAL



Prepared By: Daniel Hickey, dHickey@houlihanlawrence.com | Measurements Not Guaranteed





# 286-288

## CITY ISLAND AVENUE

## DEMOGRAPHICS



### City Island Demographics

Median Household Income

**\$139,555**

National \$78,538

#### Education Levels

		National
Master's degree or higher	29%	14%
Bachelor's degree	25%	21%
Some college or associate's degree	20%	28%
High school diploma or equivalent	21%	26%
Less than high school diploma	5%	11%

#### Racial Diversity

White	66%
Hispanic	29%
Asian	2%
Other race	2%
African American	1%

#### Gender

Female	51%
Male	49%

#### Age

<10 years	9%
10-17 years	6%
18-24 years	4%
25-34 years	15%
35-44 years	10%
45-54 years	20%
55-64 years	6%
65+ years	29%

#### Household Income Brackets

<\$25k	8%
\$25-\$44k	15%
\$45-\$74k	11%
\$75-\$149k	25%
\$150k+	42%



## LOCAL MARKET KNOWLEDGE. WORLD CLASS CONNECTIONS.

CONTACT US FOR MORE INFORMATION



**Daniel Hickey**

*Real Estate Salesperson*

M:(917) 586-0064 O:(914) 798-4900  
DHickey@HoulihanLawrence.com



**HOULIHAN LAWRENCE**  
COMMERCIAL

800 Westchester Avenue  
Suite N-517  
Rye Brook, NY 10573  
[www.houlihanlawrence.com/commercial](http://www.houlihanlawrence.com/commercial)

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of certain information relating to the property mentioned herein (the "Property"), and is not to be used for any other purpose or made available to any other person without the prior written consent of HLC. The material is subject to errors and omissions and based on part upon information supplied by sources deemed reliable.