

FOR SALE

495 E 180th & Bathgate, Bronx, NY

Decommissioned Gas Station Auto/Retail Reposition Opportunity

PART OF THE

NORTHEAST AUTO REPOSITION PORTFOLIO

19 Former Gas Stations Across Long Island,
Queens, Bronx & Massachusetts



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Asking Price: Please Inquire

THE OFFERING

Cushman & Wakefield is pleased to present for sale **495 East 180th Street & Bathgate Avenue, Bronx, NY**, a high-visibility former gas station located on an 8,349 SF corner lot in the Belmont section of the Bronx. The site is improved by a $\pm 1,639$ SF single-story service station and convenience store and benefits from frontage along East 180th Street and Bathgate Avenue, with strong traffic counts and proximity to Metro-North and subway access.

The property will be delivered vacant and decommissioned, offering an ideal opportunity for auto-related services, retail repositioning, or redevelopment. Zoned R6A within the City of New York, the site provides flexible redevelopment potential, appealing to investors and end-users looking to establish a presence in a dense and active Bronx corridor.

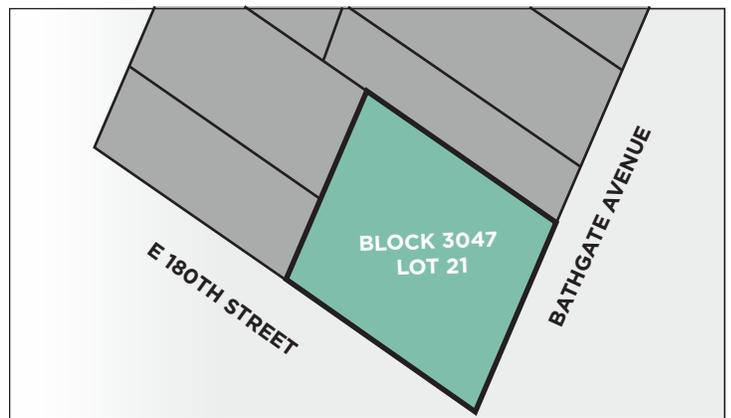


Property Information		
Address:	495 East 180th Street	
	Bronx, NY 10457	
Neighborhood:	Belmont	
Borough:	Bronx	
Block & Lot:	3047 & 21	
Lot Dimensions:	86 ft x 97.08 ft	Irregular
Lot SF:	8,349	SF (approx.)

Building Information		
Property Type:	Gas Station w/ Service/Auto Repair (G4)	
Buildings:	1	
Year Built / Renovated:	1931	
Stories:	1	
Tenancy:	Single	
Convenience Store:	None	
Service Station:	Yes	
Lifts:	3	
Pumps:	4	
Tanks:	3	
Above Grade Gross SF:	1,639	SF (approx.)
Total Gross SF:	1,639	SF (approx.)

Zoning Information	
Zoning:	R6A
Residential FAR (As-of-Right):	3.00 *Wide Street Bonus
Resi Buildable SF (As-of-Right):	25,047 SF (approx.)
<i>Less Existing Structure:</i>	<i>1,639 SF (approx.)</i>
Available Air Rights (As-of-Right):	23,408 SF (approx.)

NYC Financial Information (24/25 NOPV)	
Total Assessment:	\$340,290
Annual Property Tax:	\$36,044
Tax Class:	4
Tax Rate:	10.592% (Tax Rate for 2024)



LOCATION & MARKET OVERVIEW

BRONX, NY

The Bronx is a prime location for commercial investment, with strong transportation access, major business hubs, and a growing demand for retail and service-oriented properties. High-traffic corridors like Fordham Road, Hunts Point, and the Bronx's Little Italy drive economic activity, while major highways, Metro-North stations, and subway lines ensure seamless connectivity. The borough's diverse mix of businesses, from logistics to retail and dining, makes it a key market for commercial real estate.

With a dense population and ongoing development, the Bronx offers strong opportunities for gas stations and other service-oriented properties. High visibility, commuter traffic, and proximity to major distribution routes enhance the value of well-located sites. As infrastructure improvements continue, the borough remains an attractive destination for investors and business owners seeking long-term growth.



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FOR MORE INFORMATION, PLEASE CONTACT:

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