

**RETAIL  
BUILDING  
FOR SALE**

LANE  
8PM  
SES ONLY  
& RIGHT TURNS

718-292-4646 **TANNEN'S** 363 E.  
**School, Office & Educational Supplies**

369 DIRECTORY

369

**363 East 149th Street**  
Melrose | Bronx NY



363 E 149th Street | Bronx, NY 10455

## THE SUMMARY

Kassin Sabbagh Realty (KSR) has been retained to facilitate the sale of a prime investment opportunity located at 363 E 149th St in the Melrose section of the South Bronx. The property is zoned C-20 and features four retail units. It sits on a 2,000 square foot lot with dimensions of 25 feet by 80 feet, while the building has a total size of 6,750 square feet with 25 feet by 80 feet dimensions. The property is conveniently located just a minute's walk from the Third Avenue-149th Street subway station, served by the 2 and 5 lines, providing easy access to public transportation.

Melrose, a residential neighborhood in the South Bronx, is situated about ten miles from Manhattan. It benefits from a variety of transportation options, including the MTA Regional Bus, the subway, and the Metro-North Railroad at the nearby Melrose Station. Additionally, Interstate 87 runs through the area, connecting Melrose to New York City and beyond. The Melrose neighborhood offers a variety of businesses, stores, and eateries, particularly between Courtland Avenue and Brook Avenue. It also boasts numerous green spaces, including playgrounds, fields, and courts. The rental market in Melrose is diverse, with apartments in a range of styles and prices.

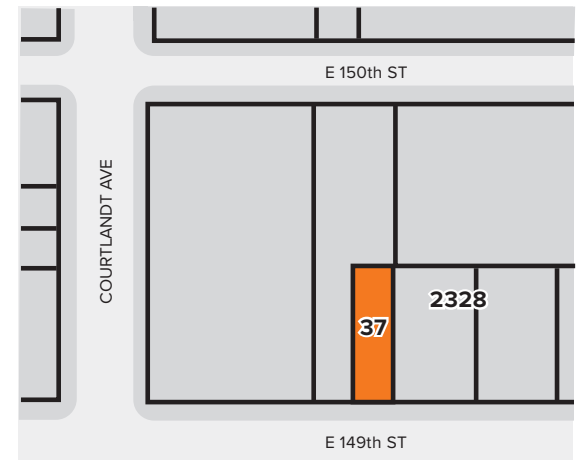
**ASKING PRICE: \$3,500,000**

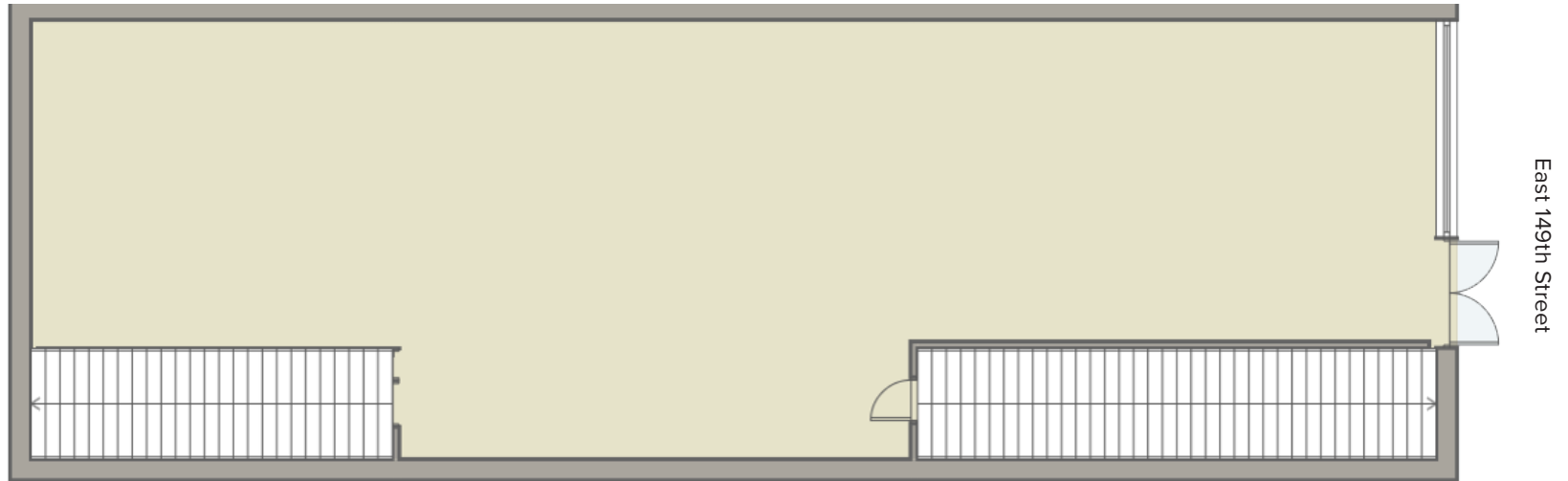


## PROPERTY OVERVIEW

Property Type	Retail
Lot Size	2,000 SF
Lot Dimensions	25' x 80'
Building SF	6,750 SF
Building Dimensions	25' x 80'
Units	4
Taxes	\$50,000
Comments	Current retail (Tannen's) will vacate with sale

TAX MAP







**NOTE: FLOORS 1-4 ARE 1,500 SF EACH**



### TRANSPORTATION

- Proximity to the Grand Concourse; Major Deegan Expy; Bruckner Blvd
- E 149th Street train station  

### DEMOGRAPHICS

**168,158**  
POPULATION  
1 mi radius

**64,552**  
HOUSEHOLDS  
1 mi radius

**103,105**  
DAYTIME POP.  
1 mi radius

FOR MORE INFORMATION,  
PLEASE CONTACT:

**SOLOMON SHARABAY**

Managing Director  
M: 718.986.7149  
E: SSharaby@ksrny.com

**DANIEL SHAMAYEV**

Sales & Leasing  
M: 248.797.3763  
DShamayev@ksrny.com

**ISAAC SHABOT**

Senior Associate  
M: 718.757.1562  
IShabot@ksrny.com



1385 Broadway, 22nd Floor  
New York, NY 10018  
212.417.9217  
ksrny.com

718-292-4646 **TANNEN'S** 363 E.  
School, Office & Educational Supplies

All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.