

2559 THIRD AVENUE
BRONX, NY 10451



**CUSHMAN &
WAKEFIELD**

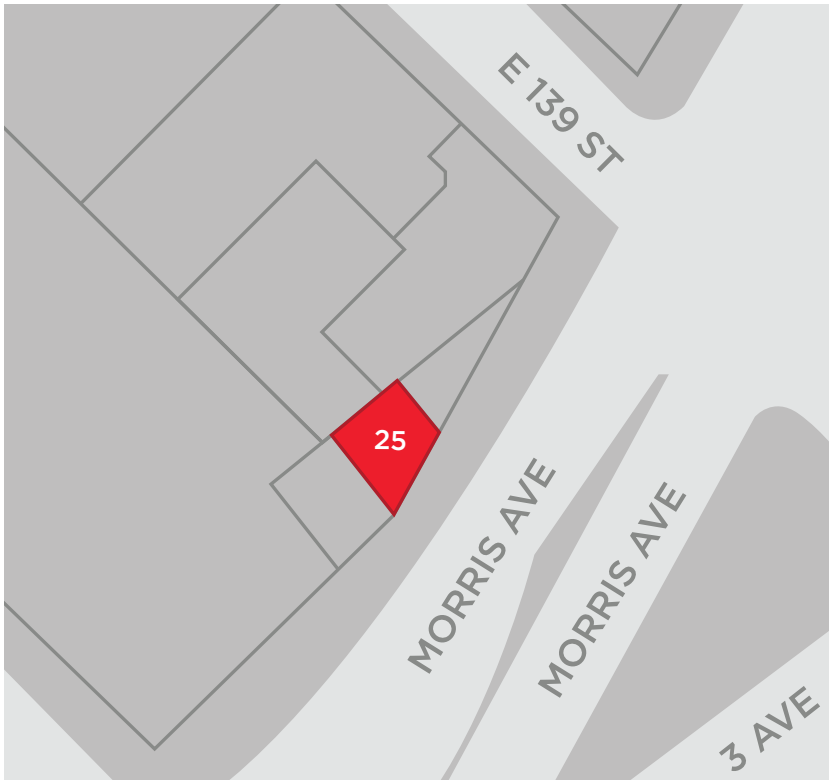


PROPERTY OVERVIEW

Cushman & Wakefield is pleased to present the sale on an exclusive basis of 2559 Third Avenue, located in the dynamic Mott Haven neighborhood of the Bronx. 2559 Third Avenue is a 1,250 SF two story retail building. The property is currently occupied by a tenant with a lease expiring in late 2025.

2559 Third Avenue offers a prime investment or user occupier opportunity due to Mott Haven's rapidly evolving neighborhood, blending historic charm with new urban developments. It's becoming an increasingly desirable area for both residents and businesses due to its improving amenities, art scene, and transportation links to Manhattan.

TAX MAP



PROPERTY INFORMATION

2559 THIRD AVENUE

Address:	2559 Third Avenue Bronx, NY 10451	
Submarket:	Mott Haven	
Block & Lot:	2333-25	
Lot Dimensions:	26.58' x 30.17'	Irregular
Lot SF:	637	SF (approx.)

BUILDING INFORMATION

Property Type:	Retail	
Building Dimensions:	26.58' x 30.17'	Irregular
Stories:	2	
Total Gross SF:	1,250	SF (approx.)

ZONING INFORMATION

Zoning:	M1-4/R7A, MX-13	
Commercial FAR (As-of-Right):	2.00	
Residential FAR (As-of-Right):	5.01	*City of Yes UAP FAR Bonus
Total Buildable SF (As-of-Right):	3,191	SF (approx.)
Less Existing Structure:	1,250	SF (approx.)
Available Air Rights (As-of-Right):	1,941	SF (approx.)

NYC FINANCIAL INFORMATION (24/25)

Total Assessment:	\$89,820	
Annual Property Tax:	\$9,666	
Tax Class:	4	
Tax Rate:	10.762% *Property Tax Rate for Tax Year 2025	

TRANSPORTATION



A major catalyst to the South Bronx's revitalization revolves around its proximity to midtown Manhattan and the various transportation options that services the residents going there. There are 7 subway stops in Mott Haven with access to the 2, 4, 5, and 6 subway lines. Commuters can be in Grand Central Terminal is roughly 25-minutes via the 4, 5, or 6 train. Bronx residents are also serviced by over a dozen bus stops that canvass the neighborhood. The South Bronx is surrounded by a variety of interborough transportation options including the Madison Avenue Bridge, the Third Avenue Bridge, the Willis Avenue Bridge, the George Washington Bridge, the Triborough bridge and the Throgs Neck Bridge, and offers extremely convenient access to the FDR drive and major interstate highways such I-87 and I-278. The South Bronx boasts elite proximity to Manhattan, Westchester, Long Island, and the State of New Jersey.



MOTT HAVEN DEVELOPMENTS MAP

DEVELOPMENTS

- 1 **Brookfield Properties**
2401 Third Avenue
- 2 **Brookfield Properties**
101 Lincoln Avenue
- 3 **The Bruckner Building**
2417 Third Avenue
- 4 **RXR**
9 Bruckner Boulevard
- 5 **Chess Builders**
210 East 135th Street
- 6 **The Crescendo**
25 Bruckner Boulevard
- 7 **Clocktower Expansion**
112 Lincoln Avenue
- 8 **Rubin Equities Inc**
286 Rider Avenue
- 9 **Bridgeline Building**
329 East 132nd Street
- 10 **Bronx Bricks Condos**
305 East 140th Street
- 11 **Domain Companies**
445 Gerard Avenue
- 12 **L+M Development Partners LLC**
65 East 149th Street
- 13 **The Joinery - Luxury Condos**
221 East 138th Street
- 14 **Bronx Post Office**
558 Grand Concourse
- 15 **RXR**
2413 Third Avenue
- 16 **Beitel Group**
355 & 399 Exterior Street
- 17 **Artimus NYC & The Altmark Group**
2455 Third Avenue

- 18 **Carnegie Management Inc**
180 East 132nd Street
- 19 **Jay Schwimmer Dev. Site**
201-217 East 138th Street

POINTS OF INTEREST

- 20 **South Bronx Farmers Market**
330 East 138th Street
- 21 **The Compound Art Gallery**
2422 Third Avenue
- 22 **Double Dutch Espresso**
2430 Third Avenue
- 23 **Mott Haven Bar and Grill**
1 Bruckner Boulevard
- 24 **Gun Hill Tavern**
2515 Third Avenue
- 25 **Nobody's Pizza**
136 Alexander Avenue
- 26 **Longwood Art Gallery**
450 Grand Concourse
- 27 **Hip Hop Museum - Bronx Point**
65 East 149th Street
- 28 **Hudson Smokehouse**
37 Bruckner Boulevard
- 29 **Park Avenue Hotel**
2558 Park Avenue
- 30 **Umbrella Hotel**
164 Canal Street West
- 31 **South Bronx Charter School**
199 East 135th Street
- 32 **MADDD Equities:
Dream Charter School**
20 Bruckner Boulevard





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