2349 ARTHUR AVENUE

BRONX, NY 10458 | BELMONT

2349 ARTHUR AVENUE

LOT SIZE

5,294

SQUARE FEET

PROPERTY OVERVIEW

Property Type	Mixed Use
Neighborhood	Belmont
Lot Dimensions	45 X 118
Units	4 Units * - 2 Residential and 2 Commercial
Building Dimensions	45 X 112
Existing FAR	1.31
Max Buildable	12,864
Building Size	6,940
Zoning	R6, C1-4
Block & lot	03065-0057

** 2 - 4 Bedroom Residential Units*

FINANCIAL OVERVIEW

Projected Income	$340,810.54
Expenses	$79,089.65
Net Income	$261,720.89

INVESTMENT OVERVIEW

2349 Arthur Avenue is located in the heart of the Belmont section of the Bronx, widely known as the borough's "Little Italy" and one of NYC's most established food-driven retail corridors. The area is anchored by the Arthur Avenue Retail Market and a dense mix of long-standing restaurants, bakeries, cafés, and specialty food shops that draw consistent traffic from both local residents and destination visitors. Surrounded by strong neighborhood density, and nearby transit access, the location benefits from steady daytime activity and a built-in customer base. With its reputation as a dining and specialty food hub, Arthur Avenue continues to support high demand for food, beverage, and service-oriented tenants.

INVESTMENT HIGHLIGHTS

- Prime Arthur Avenue Location – Positioned in the heart of Belmont's "Little Italy," one of the Bronx's most established and destination-driven retail corridors.
- Institutional Proximity – **Near major anchors including Fordham University**, Montefiore Medical Center, and the Bronx Zoo, supporting steady daytime traffic.
- Food-Centric Corridor – Surrounded by legacy restaurants, specialty grocers, bakeries, cafés, and the Arthur Avenue Retail Market, driving consistent foot traffic seven days a week.
- Established Retail Market – Longstanding reputation as a culinary hub supports resilient tenant demand and long-term leasing stability.

NEIGHBORS

Morrone Pastry Shop & Cafe, Boost Mobile, Food Universe Marketplace, Madonia Bakery, Cerini Coffee & Gifts, Calabria Pork Store, Decicco Brother's Novelties, Addeo & Sons Baker, C-Town, Gino's Pastry Shop & Cafe and many more!

TRANSPORTATION

B D 4

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2349 Arthur Avenue in the Belmont section of the Bronx sits right in the heart of the Bronx's historic Little Italy retail corridor, a high-foot-traffic commercial strip known for authentic Italian food, specialty shops, and bakery/deli anchors that draw locals and tourists alike. One of the primary retail tenants at 2349 Arthur Avenue is Morrone Pastry Shop & Cafe, a well-established Italian bakery and café known for traditional pastries, biscotti, cannoli and espresso, drawing steady neighborhood patronage and positive reviews.

Positioned amid Arthur Avenue's mix of bakeries, delis, specialty food markets and cafes — including the nearby Arthur Avenue Retail Market and other long-running Italian merchants — the retail at 2349 Arthur Avenue benefits from the area's strong cultural identity, high walk score and consistent pedestrian demand.

FOR MORE INFORMATION,
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