



2800 WEBSTER AVE. BRONX NY 10458

FOR SALE OR LEASE

**22,530 SQ. FT BRONX
OFFICE/RETAIL/INDUSTRIAL**



BERNARD STACHEL

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

23,000 sq ft. Two floors of 11,500 sq ft each. As now configured, the property can be described as 15,500 sq ft of office space plus indoor parking of 7500 sq ft.

An existing large freight elevator now can be converted to passenger for an office lease, build to suit. Ceiling heights are 14'.

Located by Bedford Park Boulevard, Bronx Botanical Gardens and Fordham University, 2800 Webster is a fantastic location for your business. The 52nd precinct is just north on Webster. Fordham Plaza is just south. Walk to Metro North, Subways and buses.

SALE PRICE:	\$7,250,000
BUILDING SIZE:	22,530 sq ft
BASIC LEASE RATE:	\$550,000 per year

RENTAL RATE VALUES

FOR OFFICE OR RETAIL USE:

\$550,000 per year or \$35.50 Per sq ft based on existing 15,500 sq ft of office and 7500 sq ft of free indoor parking. Landlord will do a build to suit.

FOR INDUSTRIAL USE or "AS IS":

\$550,000 per year or \$24.41 per sq ft based on the existing 22,530 sq ft of space. Freight elevator to second floor.

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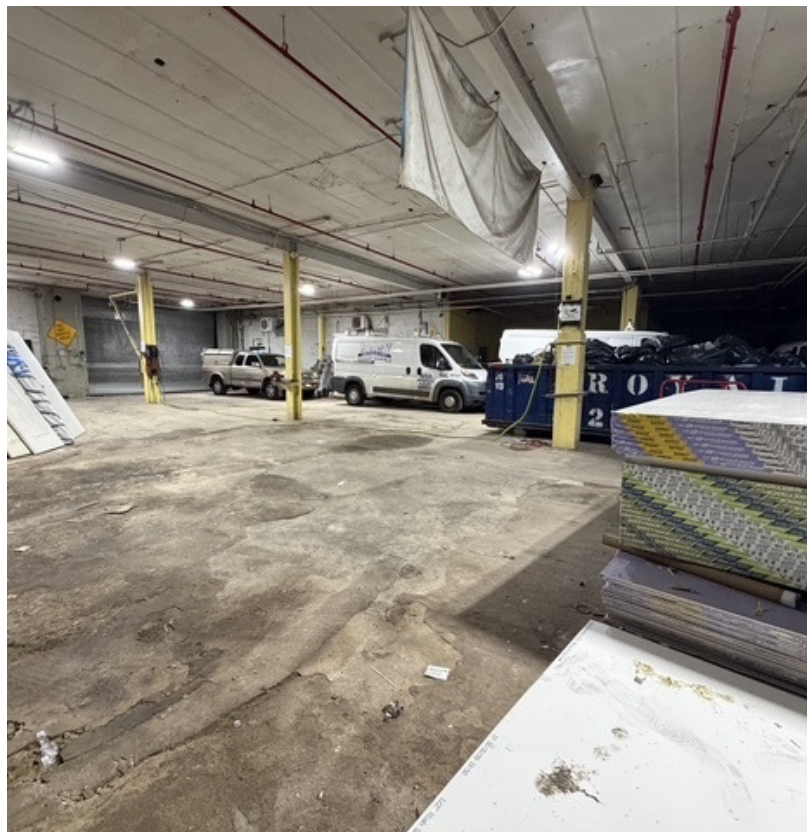
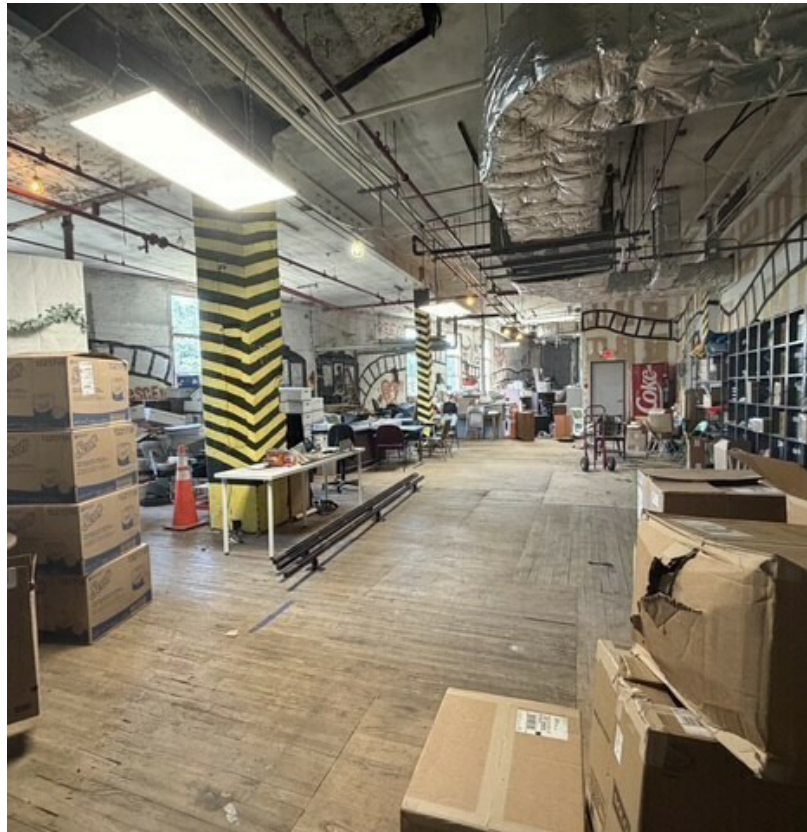
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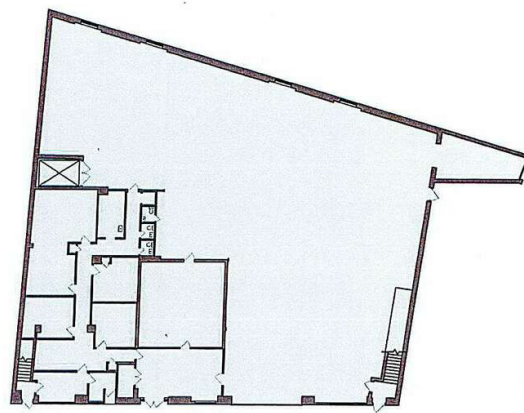
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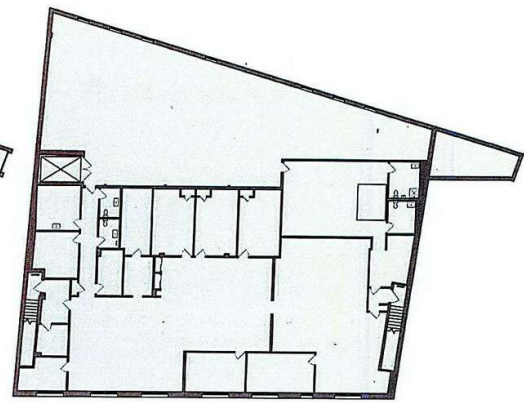
FLOOR PLANS

Ground Floor



WEBSTER AVE

First Floor



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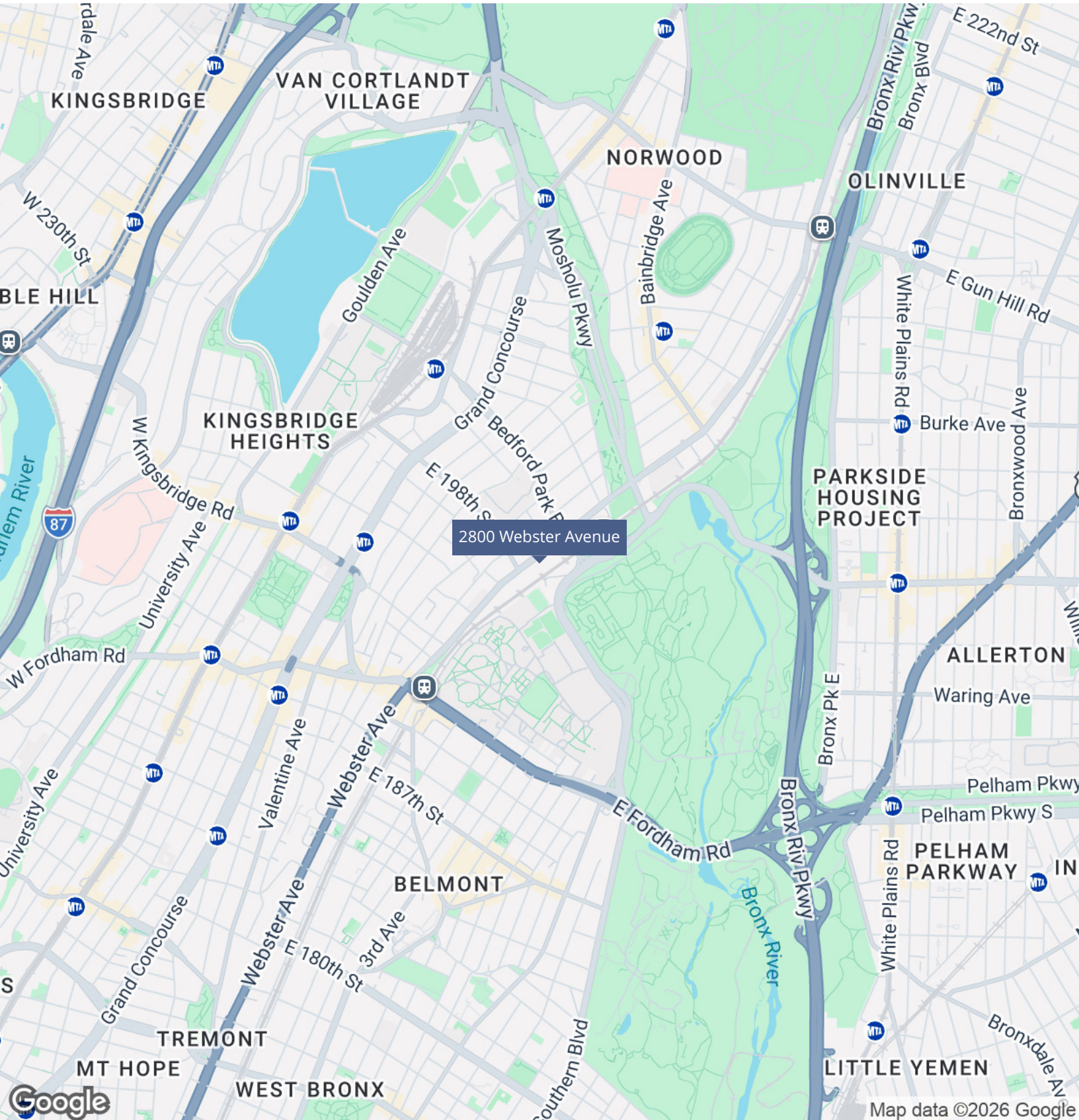
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LOCATION MAP



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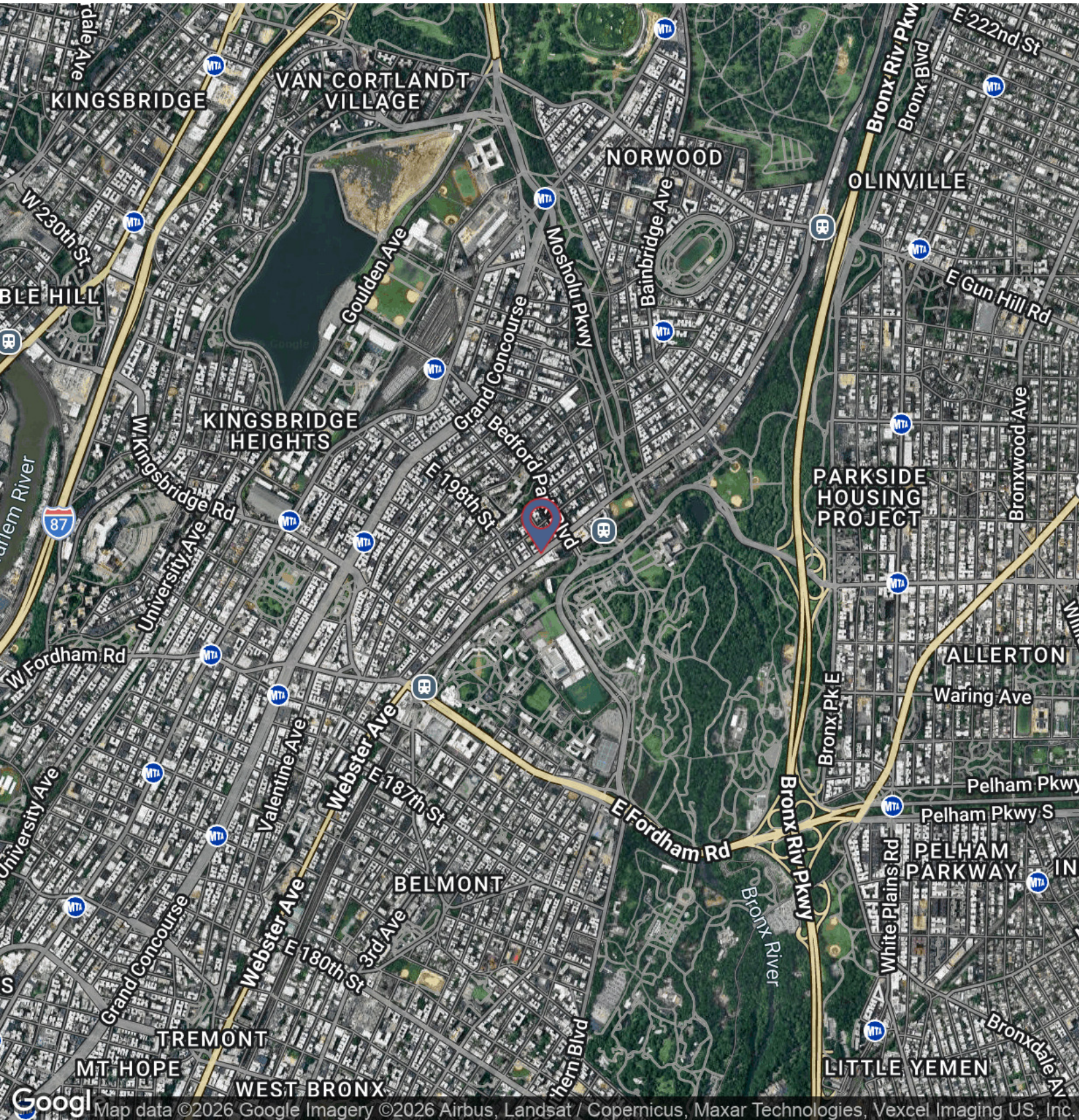
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AERIAL MAP



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