

10rep

500 CITY ISLAND AVE

Bronx, New York 10464

CITY ISLAND | RESTAURANT PROPERTY
VALUE ADD INVESTOR OR OWNER-USER OPPORTUNITY

For Sale & For Lease



Five Hundred
City Island Ave



OFFERING SUMMARY

500 City Island Ave, Bronx, NY 10464

Sales Price	\$1,950,000
Type	Free-standing , single tenant, retail
Borough	Bronx
Block/Lot	5635/1
Stories	1
Year Built	1936
Frontage	176'
Lot SF	16,625 SF
Lot Dimensions	175.38 x 92.08
Building SF	6,796 SF
Zoning	R3A/C2-2
24/25 Assessed Value	\$697,270
Tax Class/Rate	4/10.762%

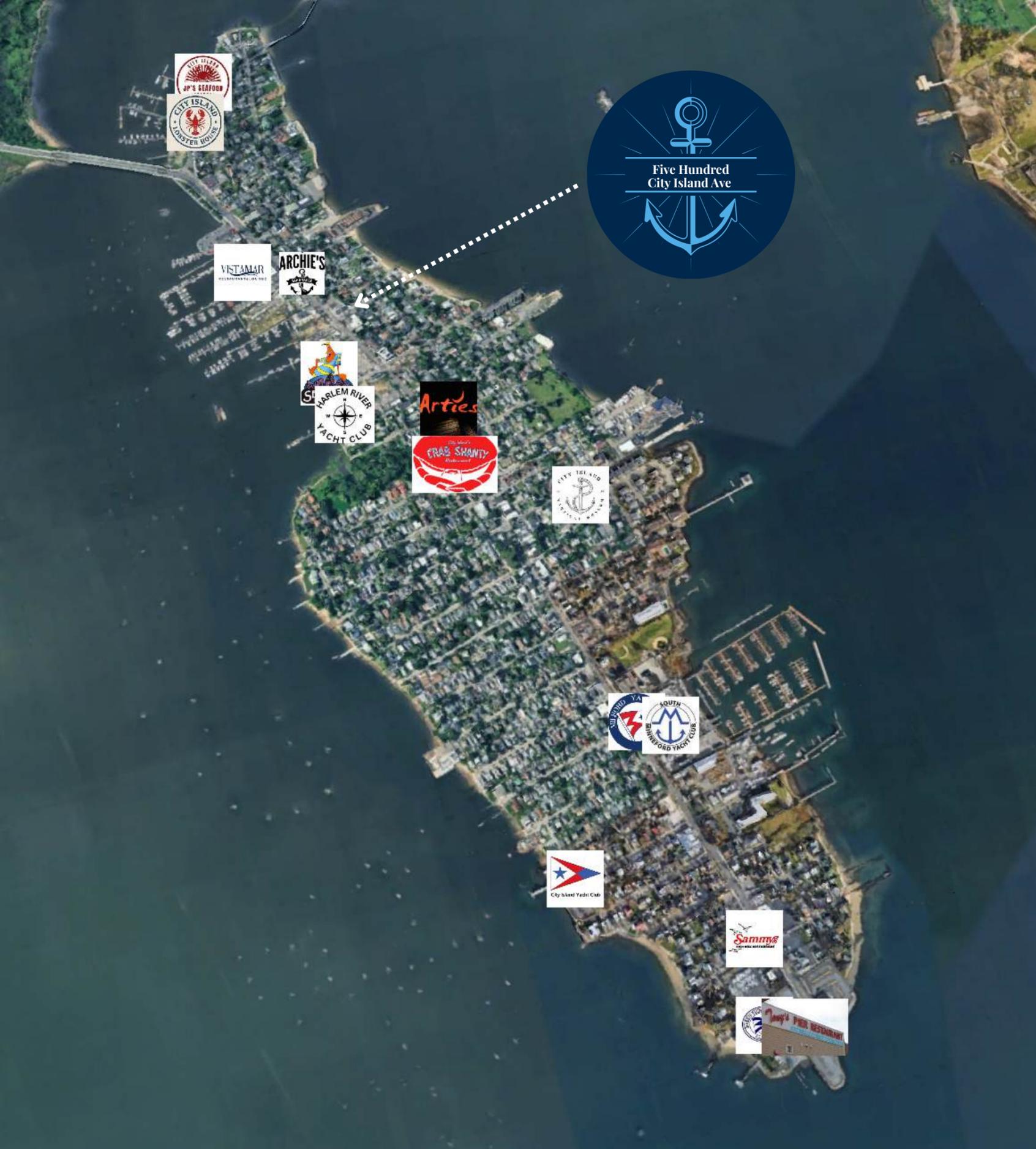
Seller Financing Available For Qualified Buyers



Investment Description

This highly visible corner property is available for sale or lease, offering an exceptional opportunity in the heart of City Island's primary commercial corridor. With 176 feet of frontage along City Island Avenue and 92 feet on Beach Street, the site commands maximum exposure and consistent year-round foot and vehicle traffic. Formerly home to a Japanese restaurant, the building remains fully vented and equipped with commercial-grade kitchen infrastructure, presenting a true turnkey solution for restaurateurs and food operators. Property is fully built out as a Hibachi restaurant, all FF&E included.

The property comprises approximately 6,796 square feet of building area on a 16,625 square foot lot, featuring rare on-site private parking. Its flexible layout and zoning support a range of potential uses including restaurant, café, retail, event space, gallery, or mixed-use redevelopment. Surrounded by popular dining and retail destinations such as City Island Lobster House, Artie's Steak & Seafood, and boutique shops, the location enjoys a built-in customer base and strong neighborhood identity. With 38% of residents earning over \$150,000 annually and close proximity to yacht clubs, marinas, and waterfront parks, the site offers exceptional appeal for both investors and operators seeking a strategic position in one of NYC's most unique and affluent waterfront communities.



Nestled at the northeastern edge of the Bronx, City Island is a unique maritime community renowned for its small-town charm, vibrant local culture, and rich nautical heritage. Often described as "New York City's seaside village," City Island offers an atmosphere unlike anywhere else in the five boroughs. This community blends a relaxed, coastal lifestyle with the convenience of metropolitan access. Just minutes from Pelham Bay Park and accessible via the City Island Bridge, the island draws a year-round mix of residents, visitors, and tourists seeking waterfront dining, boating, and boutique shopping experiences. The community is anchored by a thriving commercial corridor along City Island Avenue, lined with family-owned restaurants, seafood institutions, art galleries, antique shops, and specialty retailers. The area enjoys steady foot traffic driven by both loyal locals and regional visitors, particularly during peak boating and tourism seasons.

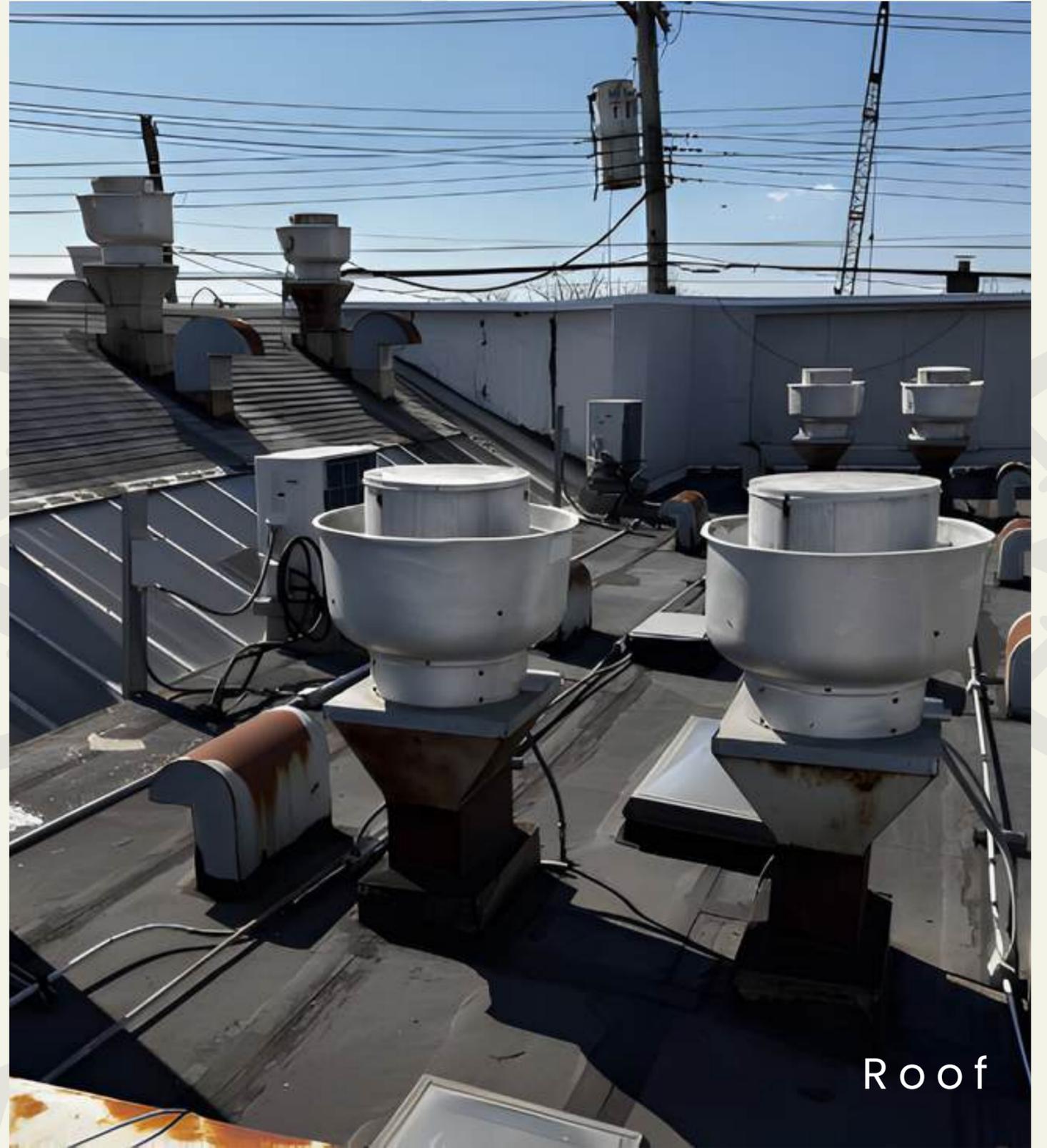
With a residential population marked by strong income demographics—over 38% earning \$150,000 or more, City Island supports a customer base for premium retail, dining, and service businesses. The island is also home to multiple yacht clubs, marinas, and waterfront parks, reinforcing its identity as a lifestyle destination with enduring economic and cultural vitality.

For investors and operators, City Island offers the rare combination of affluence, authenticity, and destination appeal, making it a compelling location for both long-term investment and active commercial use.



Bar & Dining Rooms





Roof



DEMOGRAPHIC HIGHLIGHTS



219,800

Total Population Within A 3-Mile Radius



+ \$151,583

Average Household Income (2024)



41

Average Age



FOR MORE INFORMATION, PLEASE CONTACT



Kyle Inserra

Mobiile: 631.965.1300

kyle@10rep.co

Licenses NY # 10401311466

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from 10Rep LLC & Mike Parelli Real Estate LLC and should not be made available to any other person or entity without the written consent of 10Rep LLC & Mike Parelli Real Estate LLC. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

10Rep LLC & Mike Parelli Real Estate LLC have not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, 10Rep LLC & Mike Parelli Real Estate LLC have not verified, and will not verify, any of the information contained herein, nor have 10Rep LLC & Mike Parelli Real Estate LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

10Rep LLC & Mike Parelli Real Estate LLC is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporations of 10Rep LLC & Mike Parelli Real Estate LLC, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Mike Parelli Real Estate LLC, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR REPRESENTATIVE AT 10REP LLC OR MIKE PARELLI REAL ESTATE LLC FOR MORE DETAILS.

BROKER OF RECORD
Mike Parelli
LICENSE NY:#10491212002