



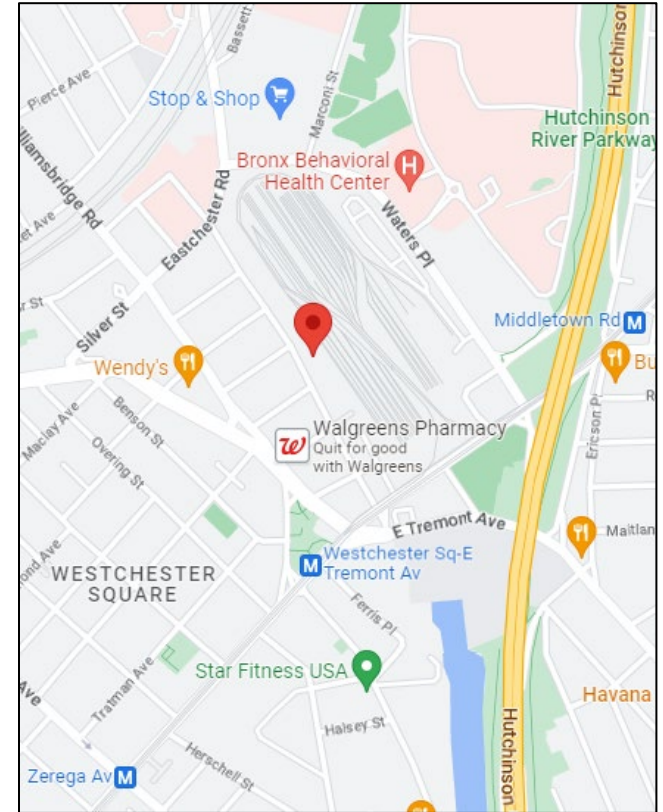
1409-1415 Blondell Ave, Bronx, NY

7,770 SF Commercial building with a 2,600 SF Lot in Westchester Village



PROPERTY INFORMATION

ADDRESS	1409-1415 Blondell Avenue
CITY	Bronx, NY 10461
NEIGHBORHOOD	Westchester Village
BLOCK/LOT	04074-0018, 23
LOT SIZE	10,402 SF (107.67 x 100ft)
BUILDING SIZE	7,770 SF (74.5ft x 99.58ft)
TYPE	Single-Story Commercial Building & Lot
RE TAXES	\$30,651
ZONING FAR	M1-1 1.00 (0.75 Built) 10,402 BSF Opportunity Zone
OCCUPANCY	Building Occupied 2,600 SF Lot can be delivered vacant
RENT ROLL	1415: \$10,000/month LXP: 10/2027 Pays 40% of taxes 1409: Delivered vacant \$2,300/month for current tenant
LEASE NOTES	1415 Tenant pays 40% of taxes
GROSS INCOME	Annual Income: \$159,860
PRICE	1415: \$4.1M 1409: \$1M



DESCRIPTION

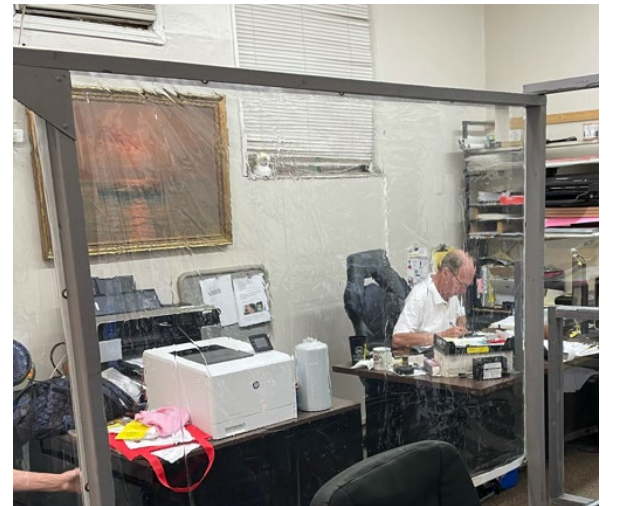
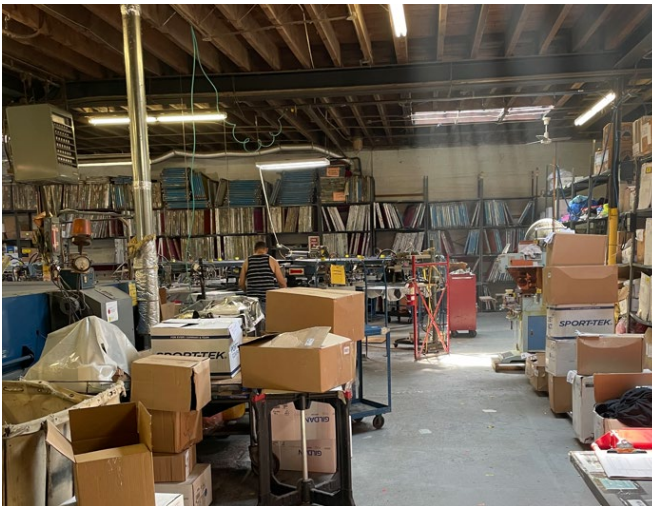
The subject offering is for a single-story commercial building and a vacant lot located in the Westchester Village neighborhood of the Bronx. The building is 7,770 square feet and the lot is an additional 2,600 square feet of land area. There is development potential as the lots have a total of 10,402 BSF as of right. Located at the corner of Halperin Ave and Blondell Ave, this property is only steps away from restaurants, shops, markets, schools, parks, national retailers, E Tremont Ave, and the 6 train. (YG)

ASKING PRICE: \$5,100,000

For More Info Call: (212) 221-2456

1409-1415 Blondell Ave | Westchester Village | 7,700 SF Commercial Building & 2,600 SF Vacant Lot

IMAGES – 1415 Blondell Ave



AREA MAPS

