



2590

THE 99¢ BULLAR DEALS

3<sup>rd</sup> AVENUE

2590 3rd AVE

BRONX, NY

718-9932030

COMMERCIAL BUILDING/DEVELOPMENT SITE FOR SALE

ASKING PRICE \$1,800,000



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# PROPERTY SUMMARY

## OFFERING

Address	2590 3 <sup>rd</sup> Avenue
City	Bronx, NY 10454
Neighborhood	Mott Haven
Type	Single-Story Commercial/Retail

## PROPERTY

Lot Dimensions	28ft x 105.17ft
Lot SF	2,945 SF
Building Dimensions	28ft x 105.17ft
Building SF	2,300 SF
Occupancy	Delivered Vacant
RE Taxes	\$11,716

## ZONING

Zoning	R6/C2-4
FAR	2.43 (4.80 Facility)
Buildable	7,156 BSF
Max Buildable	14,136 BSF w/ Facility



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# PROPERTY HIGHLIGHTS

1

## LOCATION

- Located in the Mott Haven neighborhood of the Bronx
- Located between E 139<sup>th</sup> St & E 140<sup>th</sup> St

4

## BUILDING

- 2,300 SF Commercial/Retail Building
- Storage Basement
- Delivered Fully Vacant

2

## PROPERTY

- 25-foot wide commercial/retail building
- 28ft x 105.17 lot

5

## TRANSPORTION

- Steps from 2/4/5/6 Train
- 2 Blocks from 3<sup>rd</sup> Ave-138<sup>th</sup> St Station

3

## ZONING

- R6/C2-4 Zoning
- 7,156 BSF as of right
- 14,136 BSF Max BSF

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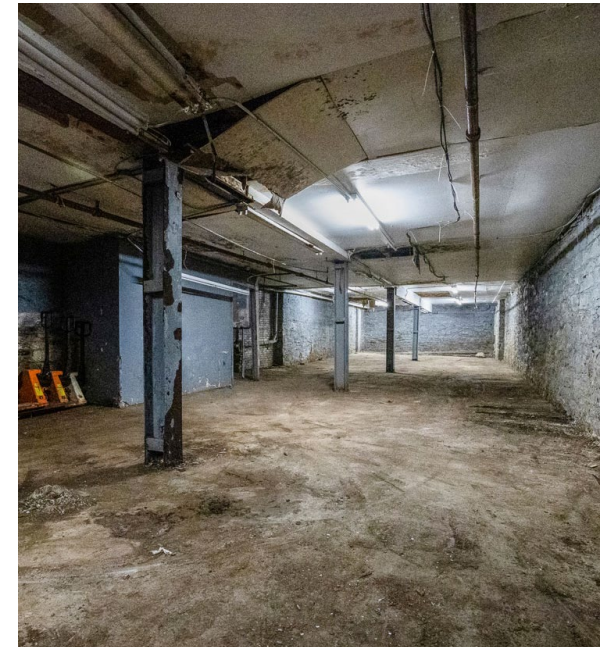
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# IMAGES



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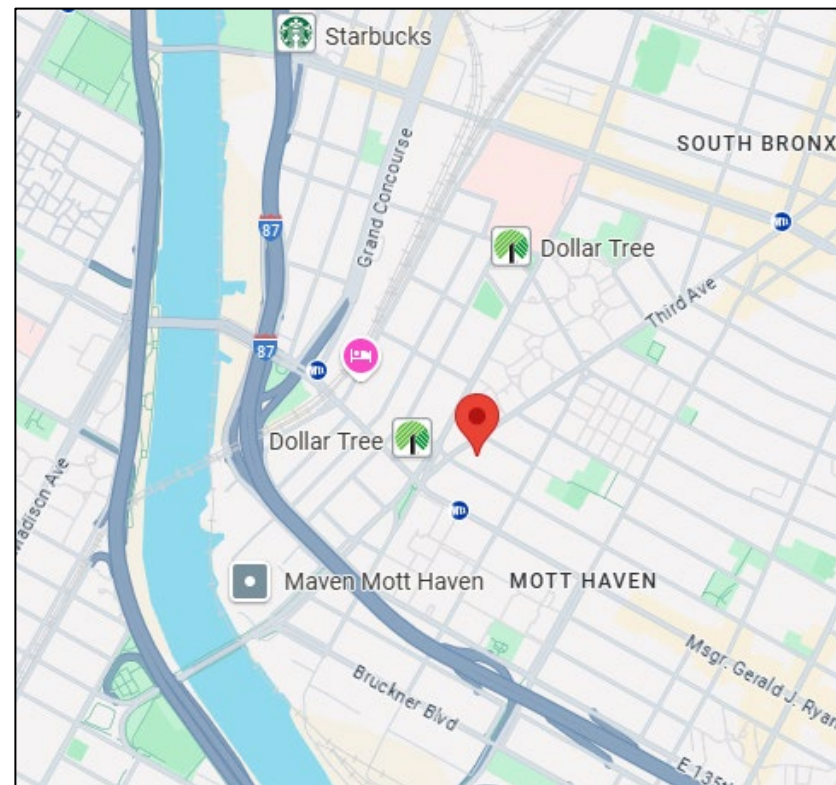
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# MAPS & TRANSPORTATION



- 3 minute (0.1 miles) walk to 6
- 7 minute (0.3 miles) walk to 4 5
- 11 minute (0.5 miles) walk to 2 5

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EXCLUSIVE AGENTS:

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The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses or any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including, but not limited to, income, vacancy rates, expense estimates, tax brackets and general market assumption, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer(s) should carefully verify each item of information herein; there can be no guarantee that the enclosed information is accurate or that the subject property will sell for the suggested asking price. The estimates and assumptions provided herein are based on the subject property containing no environmental contamination.