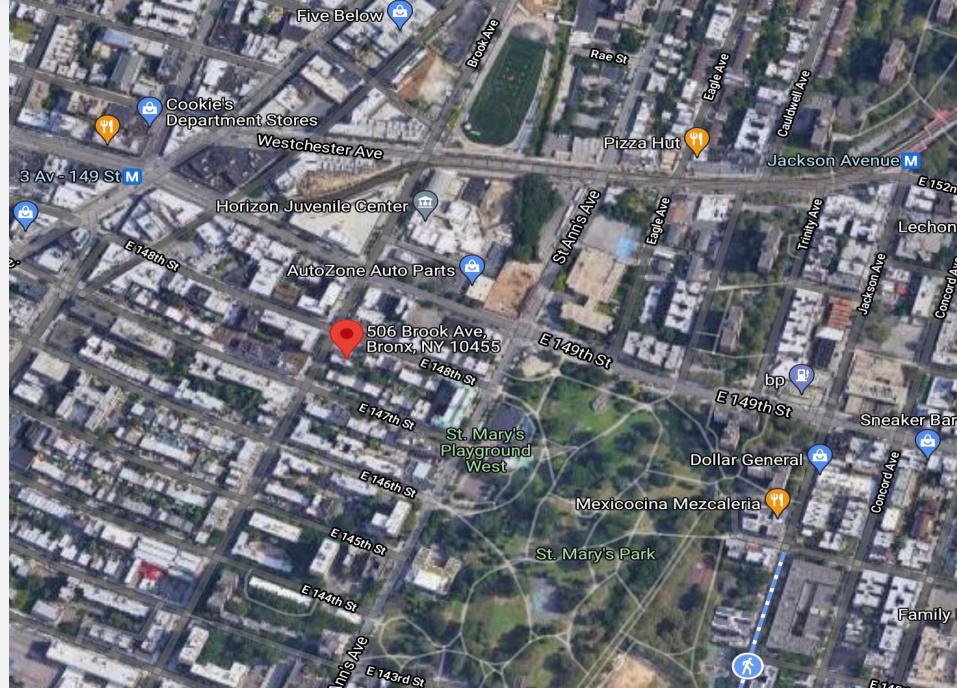


506 BROOK AVENUE, BRONX, NY 10455

LOT SIZE: 2,450 SF | BUILDING SIZE: RESIDENTIAL 8,150 SF | COMMERCIAL 800 SF



SFG - SOW Figueroa Group is pleased to offer the NYC mixed-use investor its latest exclusive opportunity, 506 Brook Avenue, Bronx, NY. This mixed-use lot contains 10 units, approx. 8,150 SF of residential rentable space, 8 three-bedroom apartments (980 SF each), 1 two-bedroom apartment and 800 SF of retail space. The property is presently 100% vacant, a certificate of no harassment is in place however, substantial renovation is required.

*DHCR Fact Sheet #38 Substantial Rehabilitation. A building that has been substantially rehabilitated within the meaning of Tenant Protection Regulations Section 2500.9(e) or Rent Stabilization Code Section 2520.11(e), and is therefore exempt from coverage under the Emergency Tenant Protection Act (ETPA) or the Rent Stabilization Law (RSL), respectively, for rent stabilized properties where the owner demonstrates, based upon the totality of the circumstances, that the following criteria have been met: *Please perform your own due diligence.*

LOCATION: 506 Brook Avenue, Bronx NY 10455

NEIGHBORHOOD: Mott Haven | **BLOCK/LOT:** 2274/06

LOT SIZE: 2,450 SF | **LOT DIMENSIONS:** 25' x 98'

BUILDING DIMENSIONS: 25'x 78'

RESIDENTIAL SF: 8,150 **RESIDENTIAL UNITS:** 9

COMMERCIAL SF: 800 **COMMERCIAL UNITS:** 1

STORIES: 5

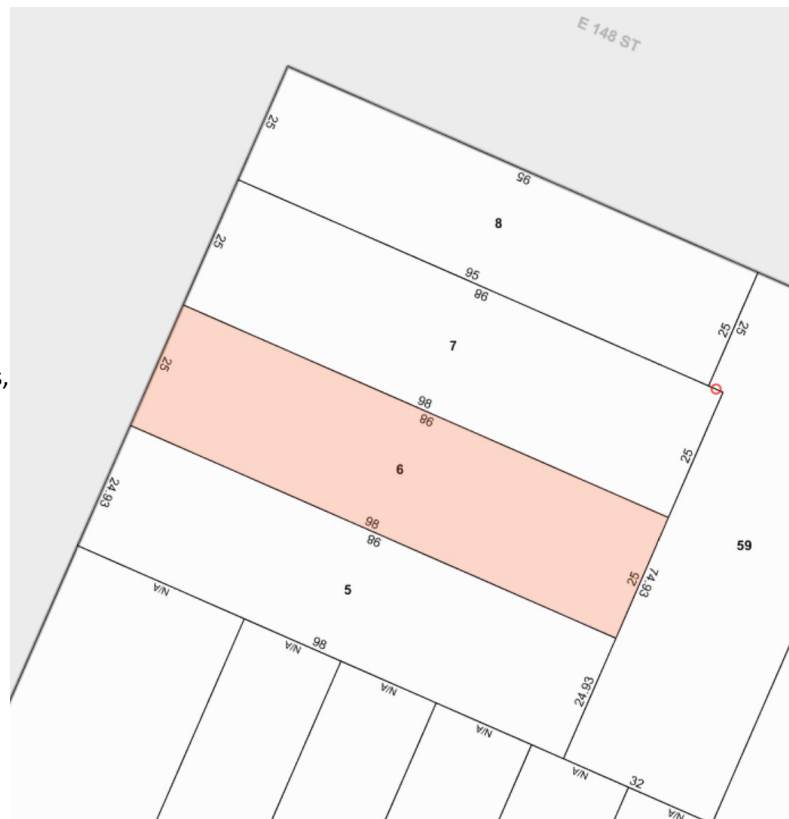
YEAR BUILT: 1931

ZONING: R6 | C1-4

QUALIFIED OPPORTUNITY ZONE: Yes

TAXES: \$6,542.00

PRICE: Please contact industrial sales rep Drew Figueroa at 917-312-8859



TRANSPORTATION
I278 | Bruckner Expressway
MTA 2 and 5 | 3rd Avenue E149th Street