

# EXCLUSIVE SALE OPPORTUNITY

## 3802 WHITE PLAINS RD

STALLED CONSTRUCTION SITE



**NEIGHBORING RETAIL TENANTS:** DOMINO'S PIZZA, BLINK FITNESS, MCDONALDS, SUBWAY, WING STOP, CTOWN SUPERMARKET, DOLLAR TREE, AND MORE

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# 3802 WHITE PLAINS RD BRONX, NY 10467

WILLIAMSBRIDGE  
STALLED CONSTRUCTION SITE



## \$ 4,500,000

5 STORY MIXED-USE BUILDING WITH 2 ELEVATORS

This property construction is about 60% complete. There are approved plans for 10 apartments and Ground Level Medical Office with Lower Level Medical Office, a total of 12,491 SF. Roof top will be a lounge for the tenants and there are 2 elevators.

This property offers great accessibility as it is only 0.025mi from the Subway Station White Plains Rd & 219th St at SE Corner served by Line 2-5, and it's only 0.027 mi from Bus Route White Plains Rd/E 219 St Line BX39.



## PROPERTY DESCRIPTION

BOROUGH	BRONX
NEIGHBORHOOD	WILLIAMSBRIDGE
DESCRIPTION	MIXED-USE   ELEVATOR
YEAR BUILT	2023
BLOCK AND LOT	04667-0048
LOT DIMENSIONS	50' x 80.08'
STORIES	5
GROSS SF	12,492 SF
TAX CLASS	2
TAX ASSESSMENT (2024/2025)	\$ 90,000
ZONING	R6, C1-4
FAR BUILT/RESIDENTIAL	4.05 / 2.43
DOB VIOLATIONS	0
ECB VIOLATIONS	7
HPD VIOLATIONS	0

## TAXES

REAL ESTATE TAX (2024/2025) \$ 11,252.00

## PRICING METRICS

PPSF \$ 360

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# FLOOR PLAN

GROUND LEVEL MEDICAL OFFICE	CELLAR LEVEL	MEDICAL OFFICE OCCUPIES
3,964 SF	3,871 SF	2,322 SF in the Cellar

SECOND FLOOR		
APARTMENT A	APARTMENT B	APARTMENT C
595 SF	585 SF	401 SF
1 BEDROOM	1 BEDROOM	STUDIO TYPE
1 BATHROOM	1 BATHROOM	12'-11'

THIRD FLOOR		
APARTMENT A	APARTMENT B	APARTMENT C
595 SF	585 SF	401 SF
1 BEDROOM	1 BEDROOM	STUDIO TYPE
1 BATHROOM	1 BATHROOM	12'-11'

FOURTH FLOOR	
APARTMENT A	APARTMENT B
644 SF	937 SF
2 BEDROOMS	2 BEDROOMS
2 BATHROOMS	2 BATHROOMS

FIFTH FLOOR	
APARTMENT A	APARTMENT B
644 SF	937 SF
2 BEDROOMS	2 BEDROOMS
2 BATHROOMS	2 BATHROOMS

**ROOF TOP LOUNGE: 1,654 SF**

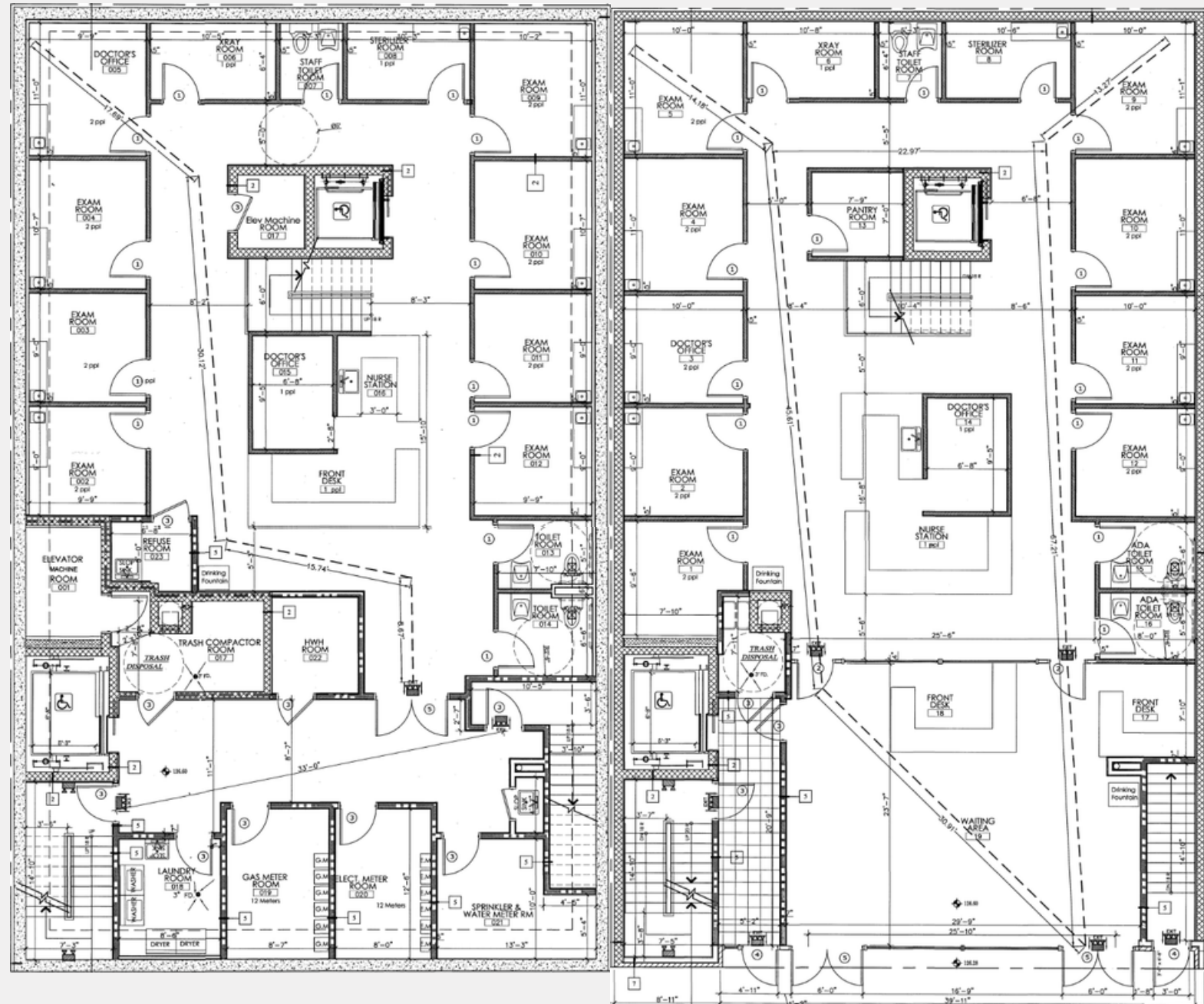
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## CELLAR FLOOR PLAN

## FIRST FLOOR PLAN



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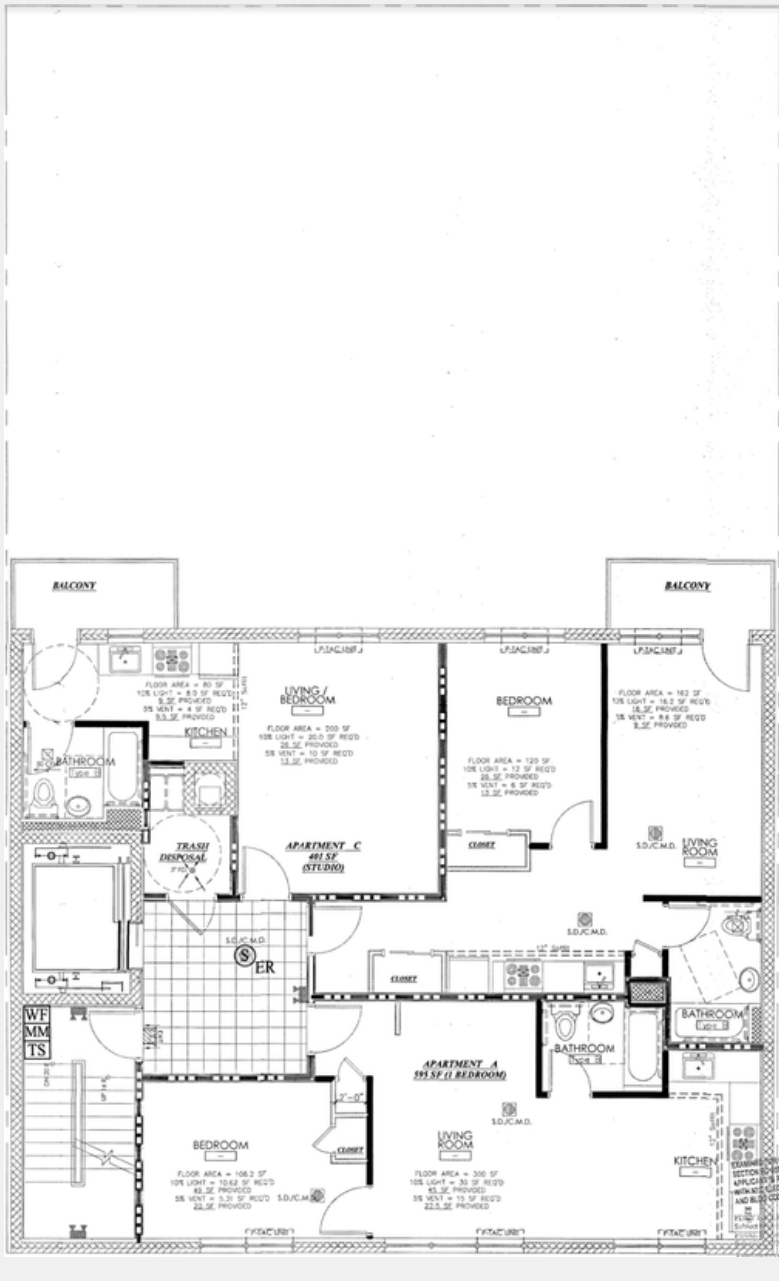
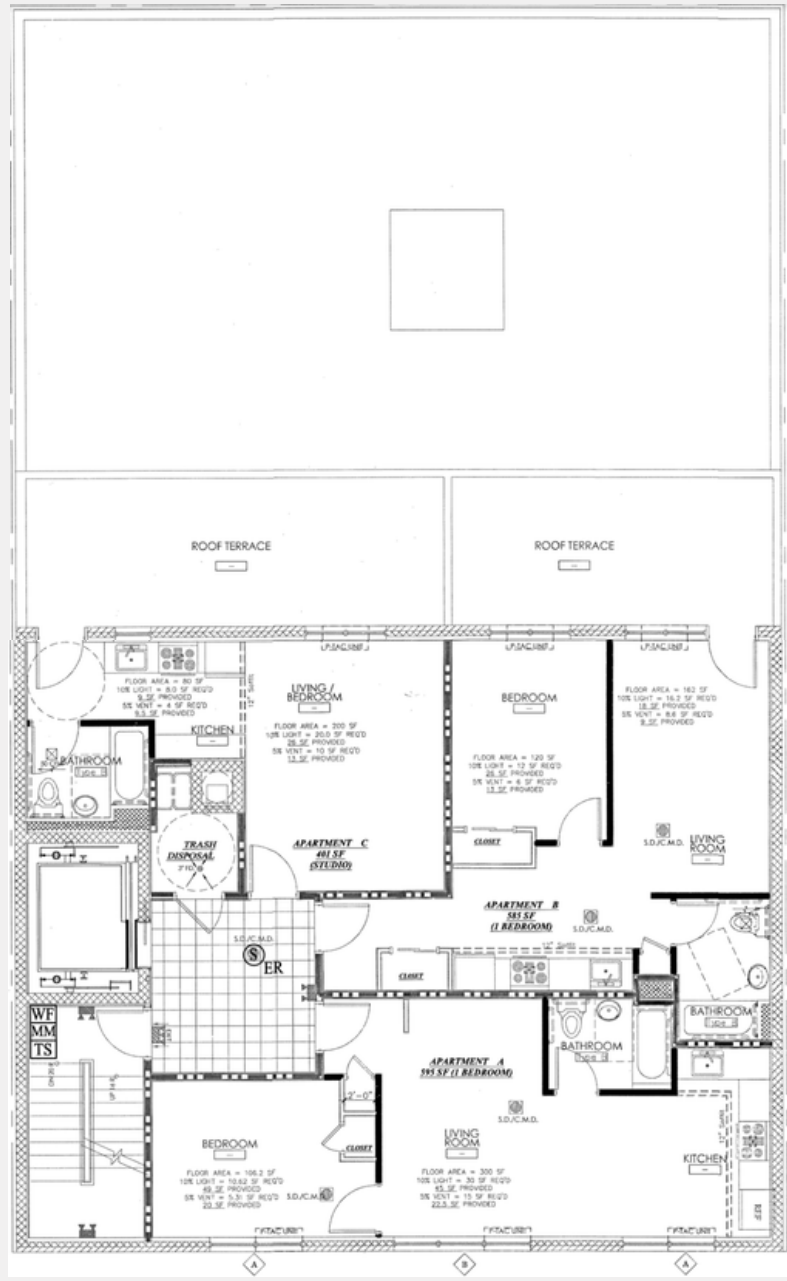
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**SECOND FLOOR PLAN**

**THIRD FLOOR PLAN**



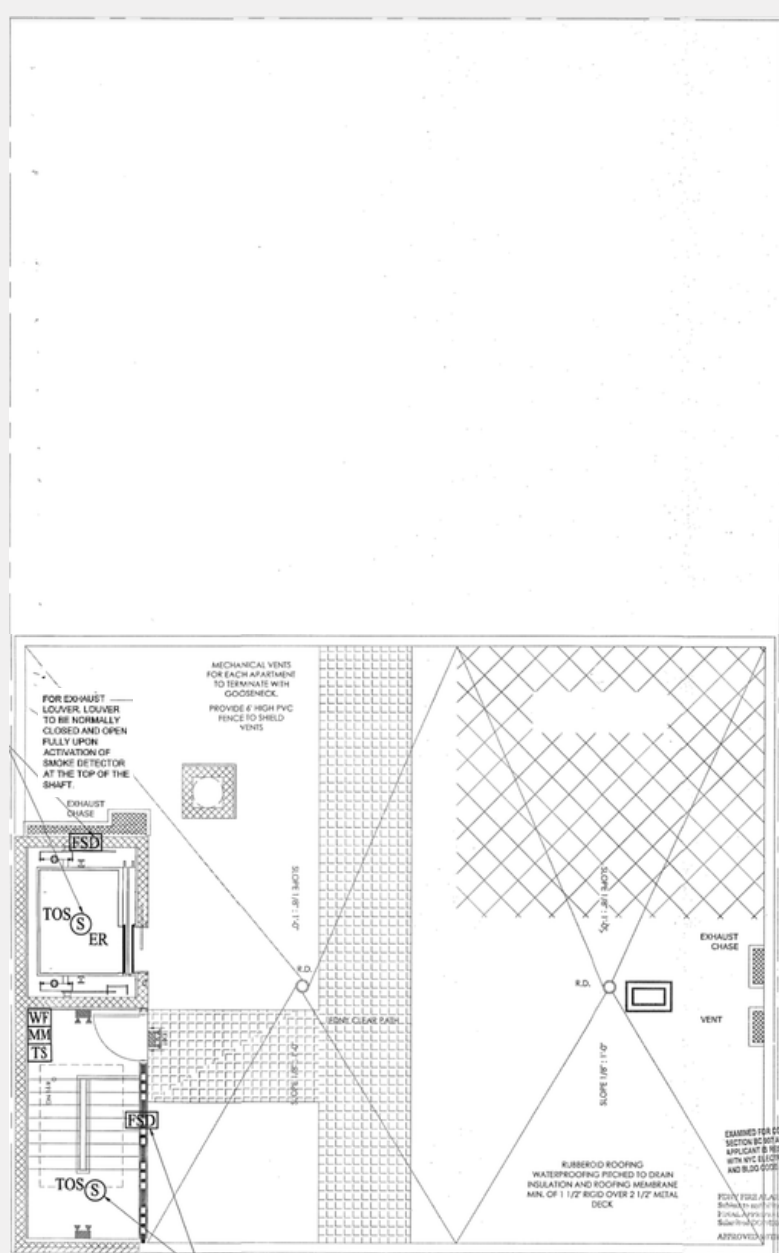
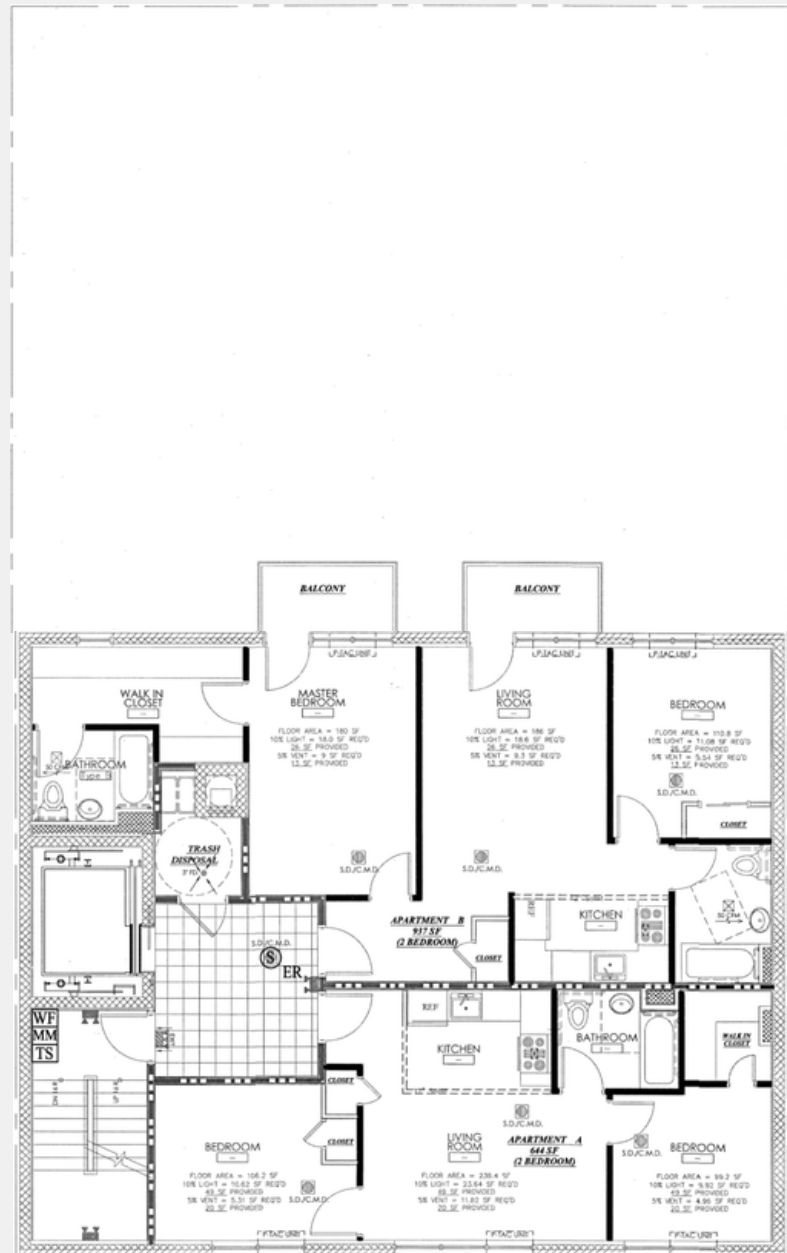
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## 4th & 5th FLOOR PLAN

## ROOF PLAN





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## DEMOGRAPHICS

Demographic data shown in this section was gathered from the 2022 American Community Survey and refers to zip code 10467.

Population Demographics		Economic/Employment	
Total population	98,713	Average household income	\$64,960
Female population	52.6%	White collar	79.9%
Male population	47.4%	Blue collar	20.1%
Median age	35.9	Housing	
Male median age	34.8	Family households	58.4%
Female median age	37.3	Households with kids	32.0%
		Housing units	40,529
		Occupied housing units	38,433
Education		Owner occupied units	13.7%
No highschool	11.0%	Average number of people per household	2.49
Some highschool or college	61.1%	Median year structure built	1945
Bachelors degree	12.8%	Houses with mortgages	52.9%
Other		Wealth	
Citizens	80.7%	Median value for units with a mortgage	\$479,600
Citizens born in US	54.1%	Median value for units without a mortgage	\$274,100
English speakers	85.4%	Median gross rent	\$1,482
		Median mobile home values	\$0
Journey to Work		Median housing costs per month	\$1,484
Work in a metropolitan area	100.0%	Population in poverty	25.4%
Work at home	5.7%		

**White Plains Rd/E 219 St**

Name: White Plains Rd/E 219 St  
Line: BX39  
Distance (miles): 0.027

**BUS ROUTE**

- Express bus stops
- Express bus lines
- Local bus stops
- Local bus lines

**White Plains Rd & 219th St at SE Corner**

Closest station: White Plains Rd & 219th St at SE Corner  
Station lines: 2-5  
Distance (miles): 0.025

**DISTANCE TO SUBWAY**

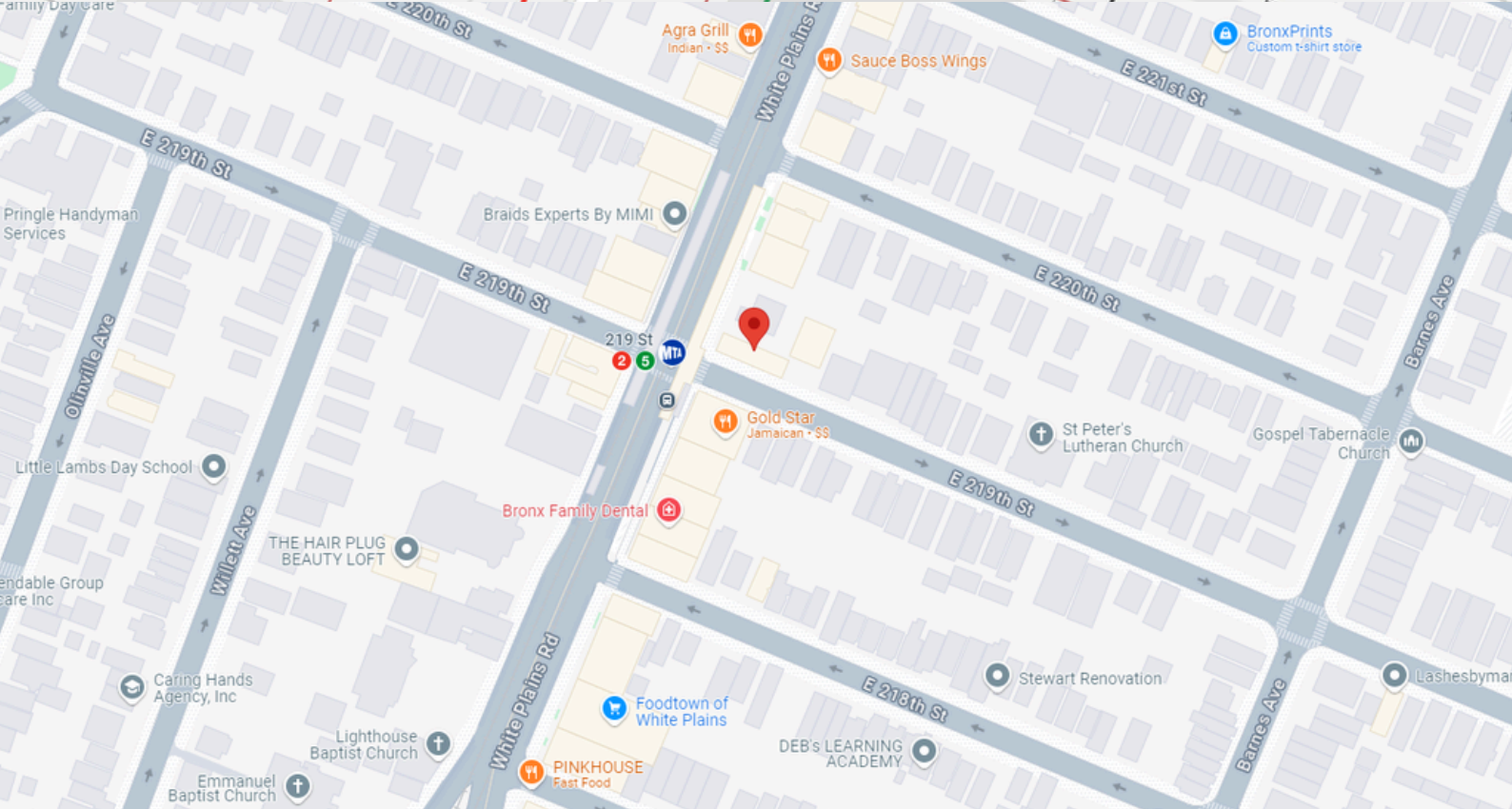
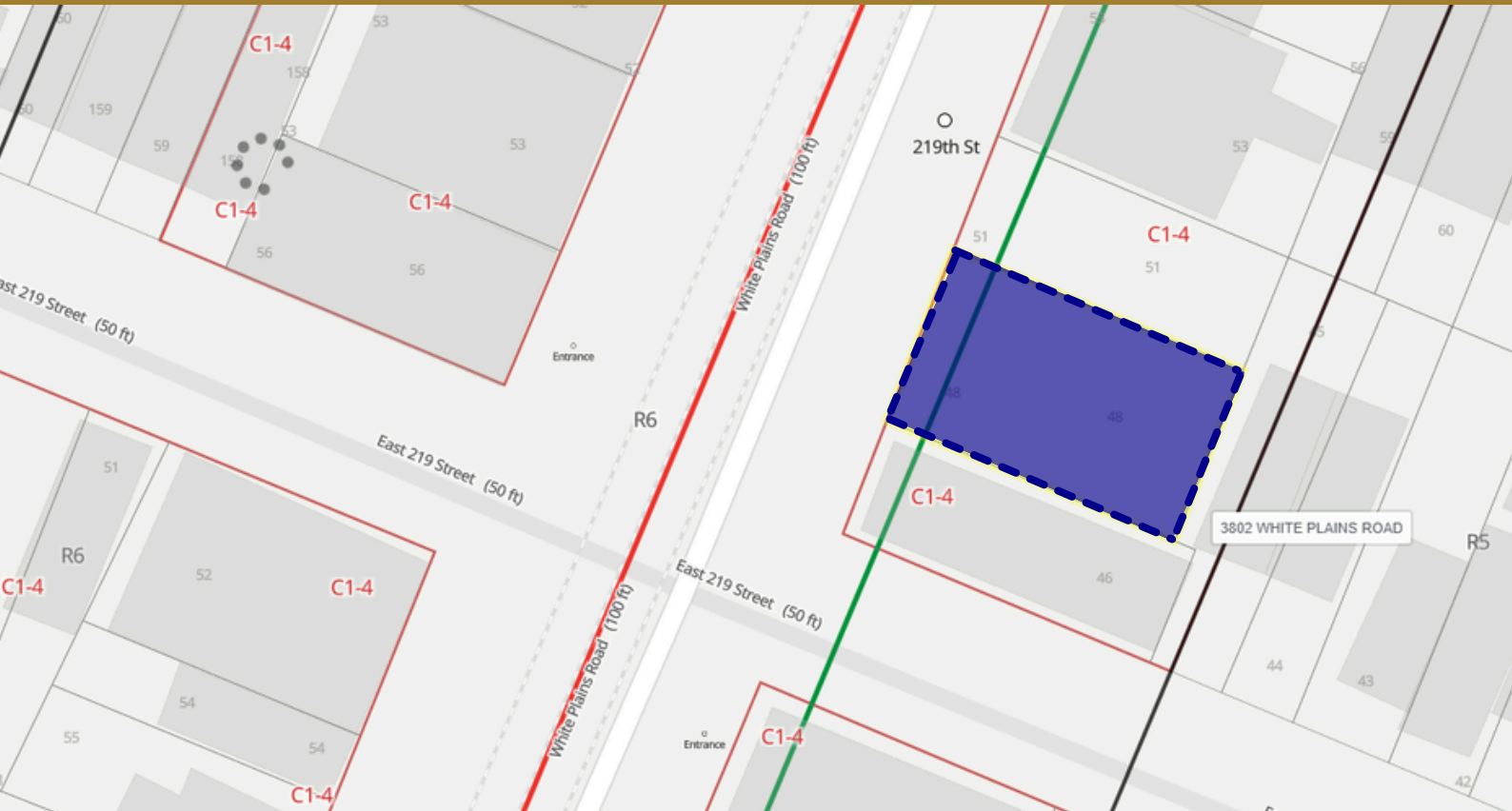
- 1-6: Distance in 1/4 mile increments
- A-C-E: Subway lines
- B-D-F-M: Metro-North lines
- G: LIRR line
- J-Z: LIRR stations
- L-S: Metro-North stations
- N-Q-R-W: LIRR lines

\* distances are calculated as radius from station

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## ZONING MAP



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# JA COHEN

## ADVISORY GROUP



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# Jack A. Cohen

CEO

## CONTACT INFORMATION

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