

FOR SALE

# Rare Opportunity: Ideal Owner Occupied High Traffic Corner for Sale

**TWO-STORY 18,000 SF WAREHOUSE +  
4,900 SF OUTDOOR LOT**



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

718-784-8282 • [PINNACLERENY.COM](http://PINNACLERENY.COM)

**1301 WESTCHESTER AVENUE  
BRONX, NY 10459**

# Overview



## NUMBERS AT A GLANCE

 **TOTAL PROPERTY  
SQUARE FOOTAGE**

**22,900** SF

 **TOTAL  
LOT**

**13,900** SF

 **BUILDING  
SIZE**

**18,000** SF  
(9,000 SF PER FLOOR)

 **LAND  
SIZE**

**4,900** SF

 **APPROX. R.E.  
TAXES**

**\$68,000**  
ANNUALLY

 **ZONING**

**M1-1**

 **CLEAR  
HEIGHT**

**13.5'**

Warehouse

 **LOADING  
CAPACITY**

**6** Drive-Ins    **6** Curb Cuts

 **PARCEL ID**

**3006**  
Block

 **1,49**  
Lots

## PROPERTY OVERVIEW

# High Exposure Corner Lot with 2-Story Warehouse For Sale

Pinnacle Realty of New York LLC has been appointed as the exclusive agents to handle the sale of 1301 Westchester Ave, Bronx, NY 10459. Located in the heart of Foxhurst, fronting 3 streets: Westchester Avenue, Home Street & Whitlock Avenue. This high-traffic corner is currently a car wash and auto maintenance hub. The two-story direct drive-in warehouse consists of 18,000 Sq. Ft. total (9,000 Sq. Ft. per floor) plus an adjacent 4,500 sq. ft. outdoor Lot. The total Plot size is approximately 13,900 Sq. Ft. with a total of 6 drive-in doors and 6 curb cuts.

The property is in an M1-1 zoning (Commercial FAR of 1 & Facility F.A.R. 2.4). The Zoning Use Group of 16 & 17 allows for an array of industrial uses, allowing auto uses, car service/rental centers, car washes, showrooms, warehousing, manufacturing, and more. The current Car Wash is the only

lease which expires in 2028 which can provide some valuable cash flow.

The site has 285 feet of frontage spanning from Whitlock Ave, Sheridan Boulevard, and Westchester Avenue! Westchester Avenue, with street-to-street access ideally positioning itself for a drive-through operation, showrooms, retail uses, and much more. The neighborhood has 100,000 plus residents with easy bus service and steps from the Whitlock Ave #6 Subway stop.

## FEATURES

- **Ground Floor Warehouse:** 9,000 Sq. Ft.
- **2nd Floor Warehouse:** 9,000 Sq. Ft.
- **Outdoor Land:** 4,900 Sq. Ft.
- **3 Street Frontage**

## IDEAL FOR

- Owner Users
- Investors
- Retail & Showroom
- Manufacturing, Distribution & More!

Huge Potential for a Residential Rezone (ULURP)  
Allowing Approx. 65,000-75,000 Residential BSF



CERTIFICATE OF OCCUPANCY

SURVEY

# 200349934

B Form 54 (Rev. 8/85)

THE CITY OF NEW YORK

**DEPARTMENT OF BUILDINGS**

**CERTIFICATE OF OCCUPANCY**

**BOROUGH BRONX**

**DATE: DEC 15 1997 NO. 71262**

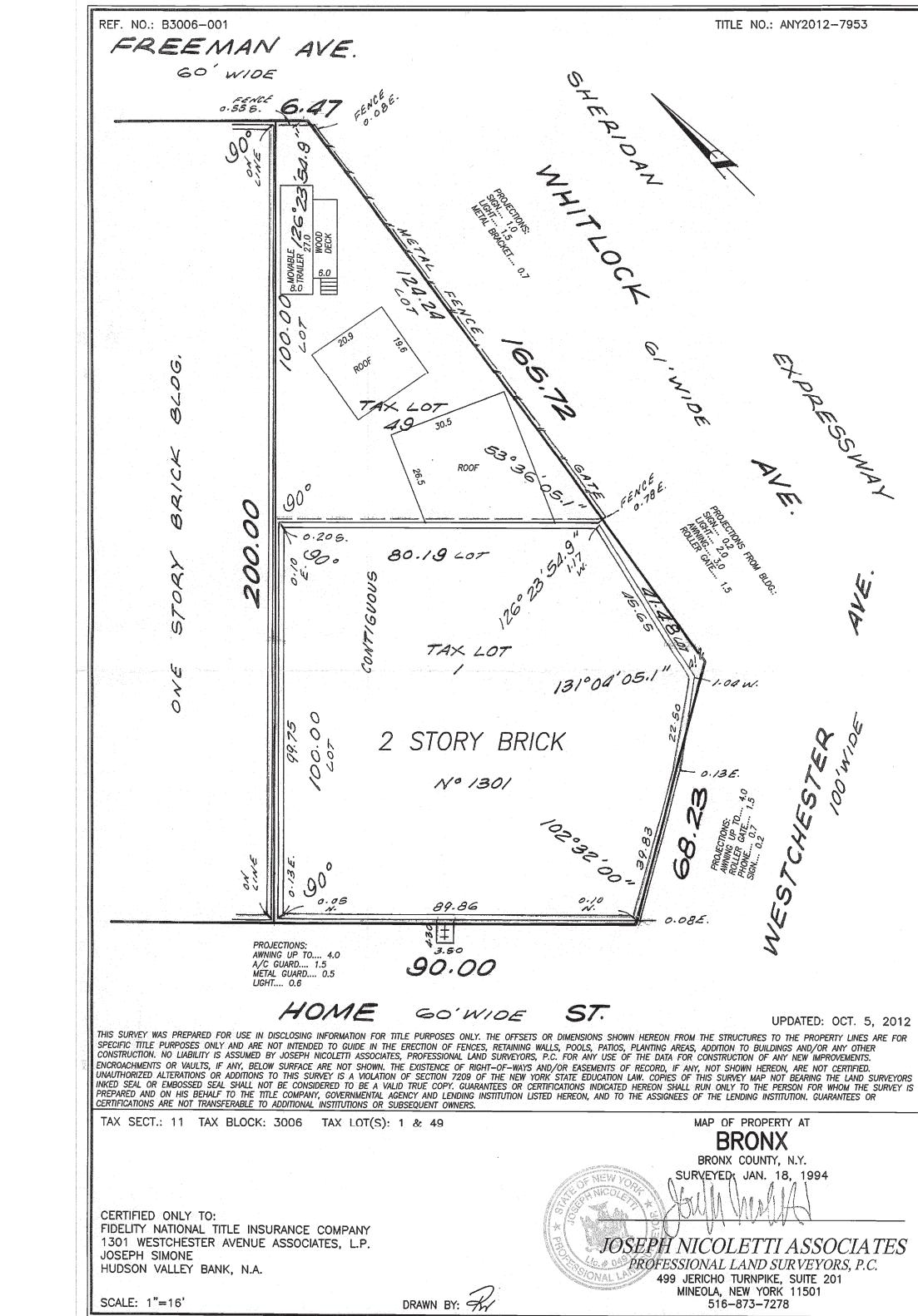
This certificate supersedes C.O. NO 49022-74

THIS CERTIFIES that the ~~new~~—altered ~~existing~~—building ~~permits~~ located at 1301 WESTCHESTER AVENUE, A/K/A 1085-89 HOME STREET Block 3006 Lot 1

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

**PERMISSIBLE USE AND OCCUPANCY**

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	0.G.	-	-	-	-	-	BOILER, METER ROOM.
FIRST	120	10	-	-	16	COMM.	AUTO REPAIR, AUTO SALES, AUTO LAUNDRY, LUBRITORIUM, WAREHOUSE, ONE(1) AUTO PARKING.
SECOND	120	4	-	-	17	COMM.	MFG ESTABLISHMENT OFFICES, WAREHOUSE.
OSP.	0.G.				16E	COMM.	ACCESSORY VEHICLE STORAGE FOR SEVEN(7) AUTOMOBILES.
<p>***NOTE***</p> <p>PERFORMANCE STANDARDS FOR A M-1 DISTRICT TO BE FULLY COMPLIED WITH.</p>							
<p>THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1967.</p>							



NEW JERSEY

ACCESSIBILITY

**Ideally Positioned**

MANHATTAN

MOTT HAVEN

THIRD AVENUE  
BRIDGE

RFK  
BRIDGE

CROSS BRONX  
EXPY

95

SHERIDAN  
BLVD

895

1301  
WESTCHESTER  
AVENUE, BRONX

278

BRUCKNER  
EXPY

95

HUTCHINSON  
RIVER PKWY

95

678

95

295

678

THROGGS  
NECK

HUNTS POINT  
MARKET



FOR MORE  
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