

An aerial photograph of a city street corner. A two-story building with a flat roof and a car wash on the ground floor is highlighted with an orange border. The building is located at the intersection of Westchester Avenue and Whitlock Avenue. To the left of the building is a large outdoor lot. The surrounding area includes other buildings, a train track, and a parking lot. The text "FOR SALE" is in the top right corner.

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

1301 WESTCHESTER AVENUE

BRONX, NY 10459

718-784-8282 • PINNACLERENY.COM



# Overview

## NUMBERS AT A GLANCE



TOTAL PROPERTY  
SQUARE FOOTAGE

22,900<sup>SF</sup>

TOTAL  
LOT

13,900<sup>SF</sup>

BUILDING  
SIZE

18,000<sup>SF</sup>  
(9,000<sup>SF</sup> PER FLOOR)

LAND  
SIZE

4,900<sup>SF</sup>



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

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.



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
- Corner Property / High Visibility
- Drive-Up Ramp to 2nd Floor Warehouse
- Gas Heat Blowers
- 600 Amps 3-Phase Electric

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





# 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

ZONING DISTRICT M1-1

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

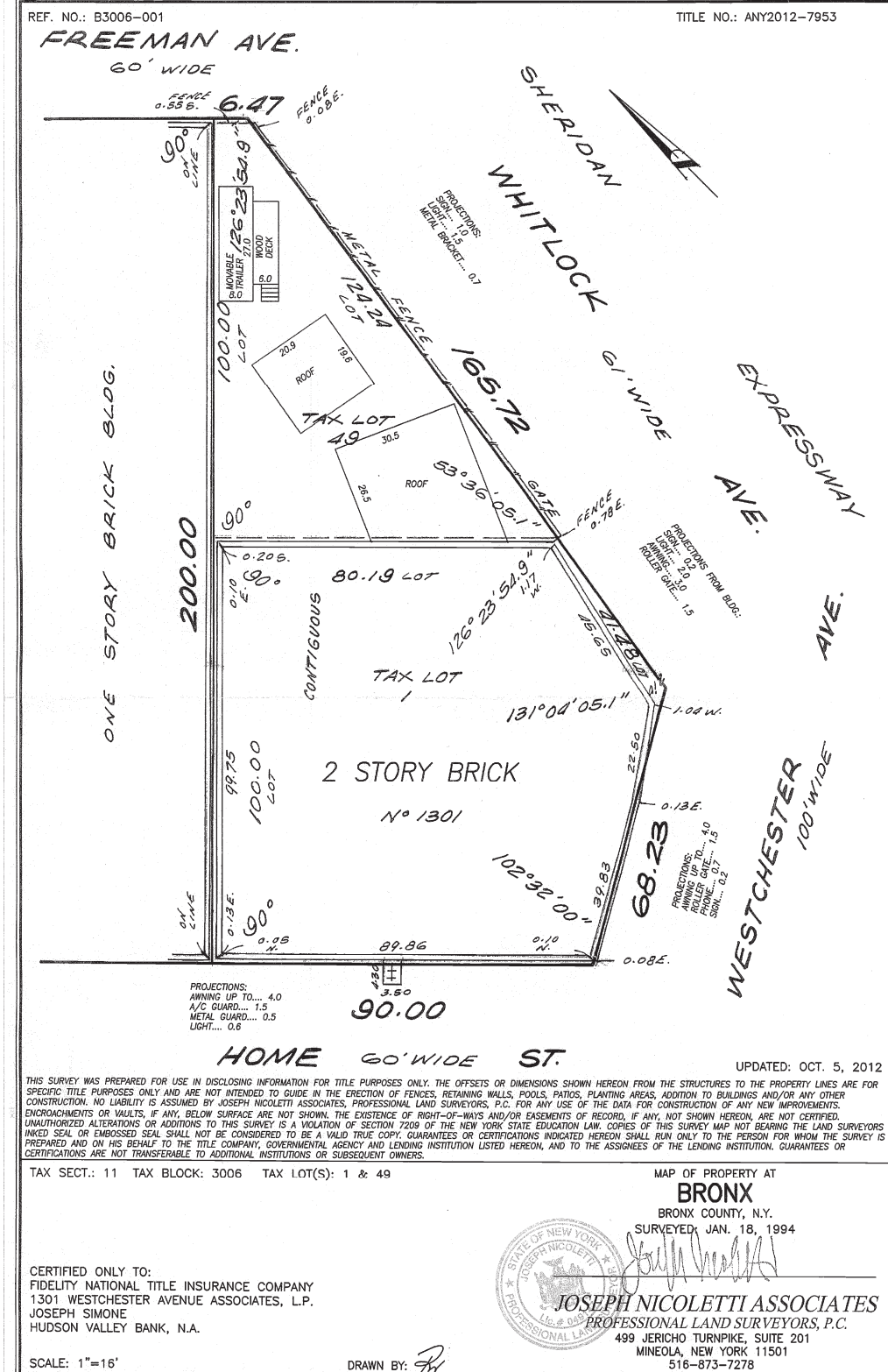
CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

### PERMISSIBLE USE AND OCCUPANCY

[illegible]

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED  
WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES  
OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1967.

## SURVEY





NEW JERSEY

ACCESSIBILITY

# Ideally Positioned

CROSS BRONX  
EXPY

HUTCHINSON  
RIVER PKWY

SHERIDAN  
BLVD

1301  
WESTCHESTER  
AVENUE, BRONX

BRUCKNER  
EXPY

THROGGS  
NECK

MANHATTAN

MOTT HAVEN

HUNTS POINT  
MARKET

THIRD AVENUE  
BRIDGE

RFK  
BRIDGE





FOR MORE  
INFORMATION  
ABOUT THIS  
PROPERTY CONTACT  
EXCLUSIVE AGENTS:

**ARIEL CASTELLANOS**

Associate Broker  
acastellanos@pinnaclereny.com  
718-371-6412

**FEDERICO MAZZEO**

Salesperson  
fmazzeo@pinnaclereny.com  
718-371-6424



34-07 Steinway Street, Suite 202  
Long Island City, NY 11101  
718-784-8282  
**pinnaclereny.com**

All information is from sources deemed reliable  
and is submitted subject to errors, omission,  
changes of price or other conditions, prior sale,  
rent and withdrawal without notice.