



# 3118 WEBSTER AVENUE

Steps off East 204th Street, Bronx, NY

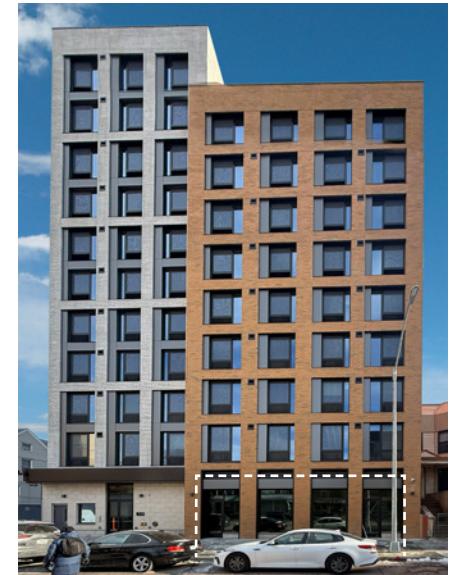
NEW CONSTRUCTION - 1,604 SF CLOSE TO THE NEW YORK BOTANICAL GARDEN & BRONX ZOO  
UNIQUE OPPORTUNITY FOR MEDICAL OFFICES, DAYCARE, RETAIL, NON-VENTED FOOD

## Available

Ground: 1,604 sf  
(No basement)

Frontage: +/- 55-feet along  
Webster Avenue

Possession: Immediate  
Rent: Upon request



## Comments

- White box space with ADA accessible restroom and HVAC installed - at base of newly constructed 109-unit residential building
- Ideal for a wide variety of uses including Retail, Non-Vented Food, Medical Offices or Daycare
- Close to the New York Botanical Garden and Bronx Zoo, Montefiore Medical Center, Essan Healthcare, Safe Health Medical Care, NYC Health + Hospitals/North Central Bronx, Bronx Community Charter School, P.S. 168 High School / P.S./M.S. - P.O George J. Verdann, III High School, Success Academy Charter School-Norwood Elementary
- Centrally located between the Metro-North Harlem line's Botanical Garden station and Norwood-205th St **D** train station, with additional access via the Bx41, Bx41+ bus lines along Webster Avenue

## By the Numbers

Households

**53,257**

1 Mile - 2024

Avg. Household Income

**\$58,437**

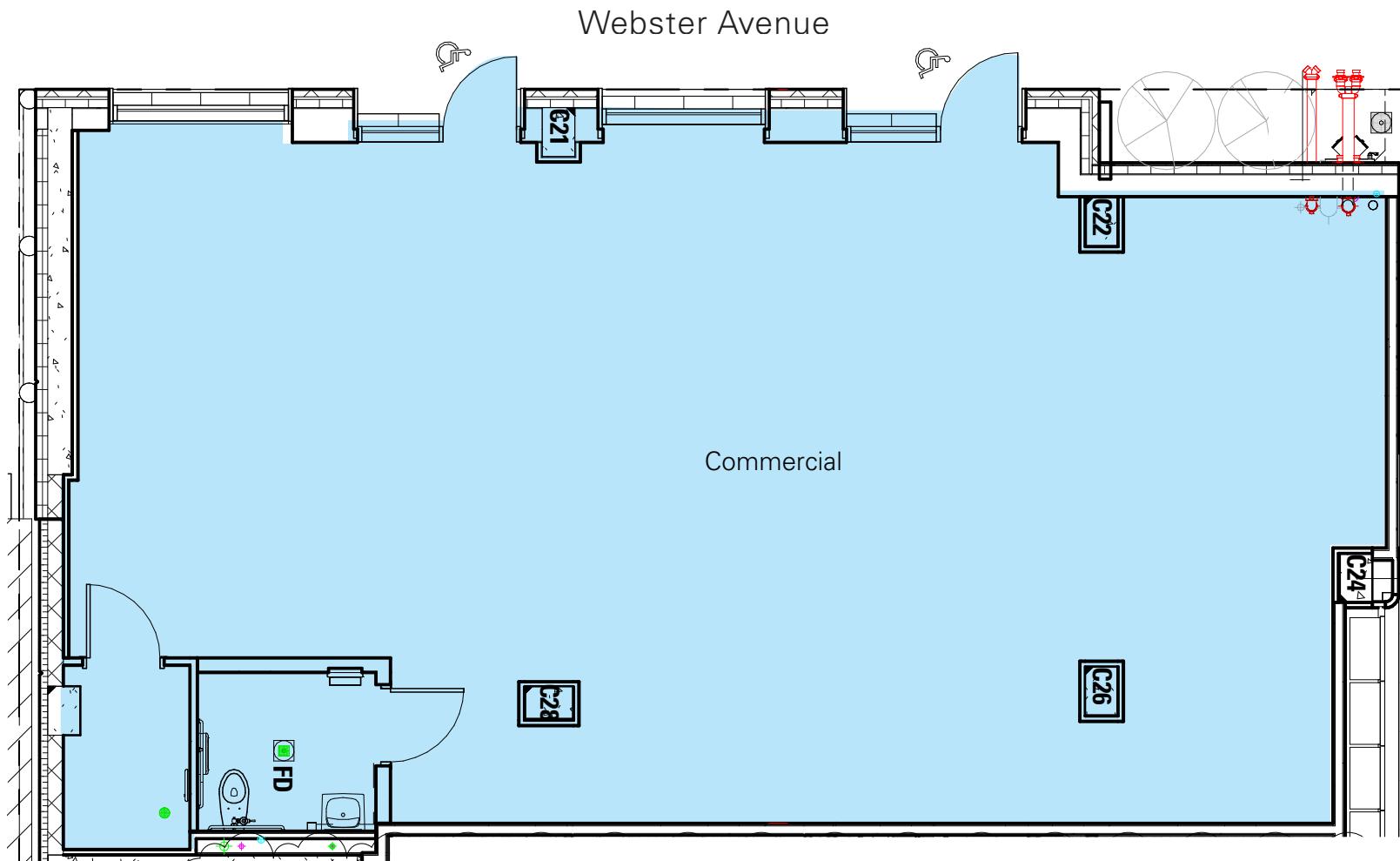
1 Mile - 2024

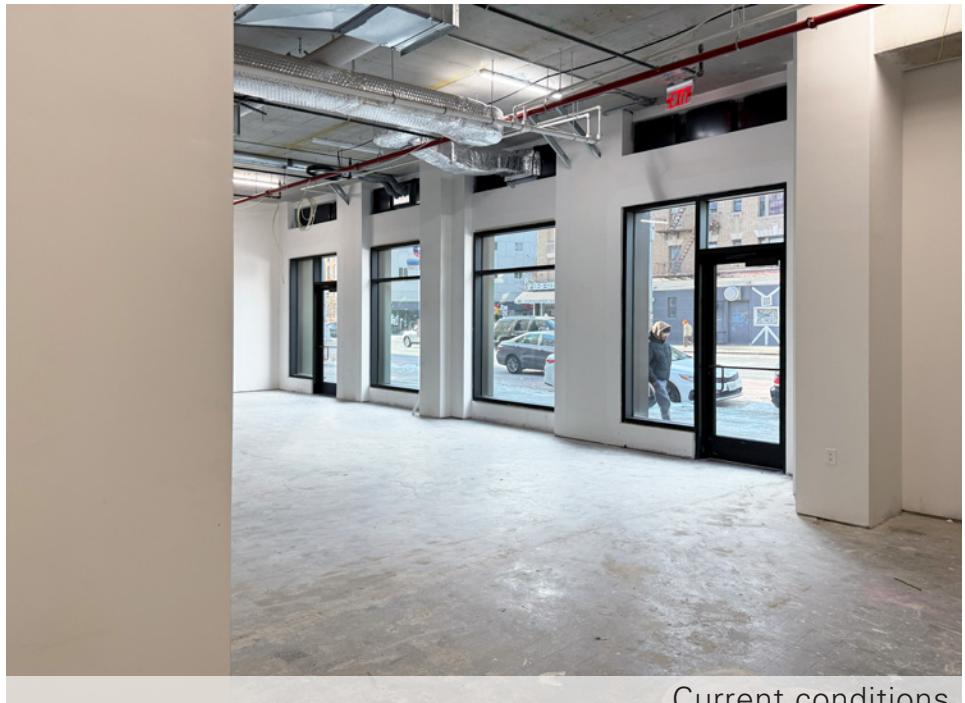
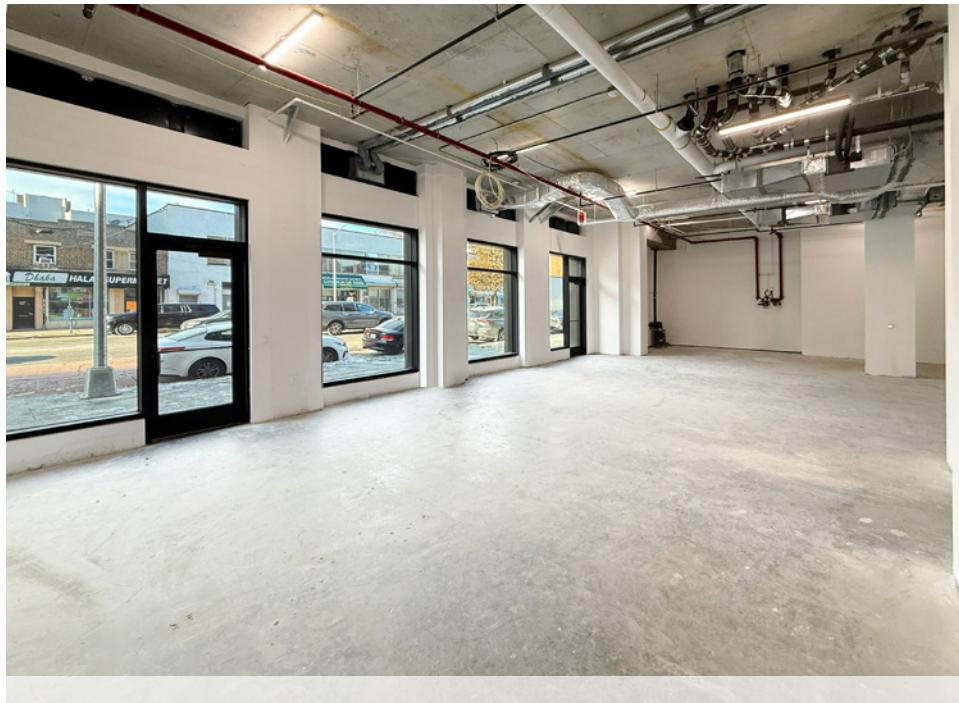
Annual Subway Ridership

**1,290,615**

2024 Total - Norwood-205th St Station

## Floor Plan





Current conditions





For further information and/or inspection contact exclusive broker:

**Mark Tergesen**

Partner

212.400.9528

[mt@absre.com](mailto:mt@absre.com)

**Cooper Katz**

Executive Director

646.439.2009

[ckatz@absre.com](mailto:ckatz@absre.com)

**Quinn Reavy**

Associate

212.400.6064

[qreavy@absre.com](mailto:qreavy@absre.com)

ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • [www.absre.com](http://www.absre.com)