

FOR SALE

MEDICAL/NONPROFIT/
COMMUNITY SPACE

521

W. 239th Street

RIVERDALE, NEW YORK

CBRE

CONFIDENTIAL OFFERING MEMORANDUM



FOR SALE

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COMMUNITY SPACE

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W. 239th Street



CBRE

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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The image features a dark blue background with a vertical orange bar on the left. A large, light blue number '1' is positioned on the left side. A thin orange line starts from the top of the '1', extends horizontally to the right, then turns vertically down to the text, and then continues horizontally across the page. Below this line, a large area is filled with a diagonal hatching pattern of thin, light blue lines. The text 'PROPERTY OVERVIEW' is centered horizontally in a yellow, all-caps, sans-serif font.

PROPERTY OVERVIEW



property overview

521 W. 239th Street is a 14,804 SF counseling center constructed in 2003. Owned and operated by a nonprofit, the center previously provided out-patient mental health services to individuals and children over the age of five. The building is ideally situated in the picturesque Riverdale section of the Bronx, adjacent to Fieldston, and with direct access to the Henry Hudson Parkway, a direct thoroughfare to Manhattan, the George Washington Bridge and I-95; as well as the Saw Mill River, Moshulu and Cross County Parkways. The zoning is R-4 Residential with principal permitted uses including single family dwellings, houses of worship, rectories or parish houses, monasteries, convents, and novitiates; recreation centers, nonprofit or voluntary hospitals and related facilities with the exception of animal hospitals, and community facilities providing ambulatory diagnostic or treatment healthcare facilities as a for-profit or not-for-profit medical facility licensed in the state of New York.

Highlights

BUILDING	14,804 SF
LOT	8,149 SF
GROUND ELEVATION	177'
CORNER LOT	NW
BUILDING CLASS	Miscellaneous religious facility (M9)
ROOF HEIGHT	51'
ZONING	R4
EXISTING FLOOR AREA RATIO	1.82

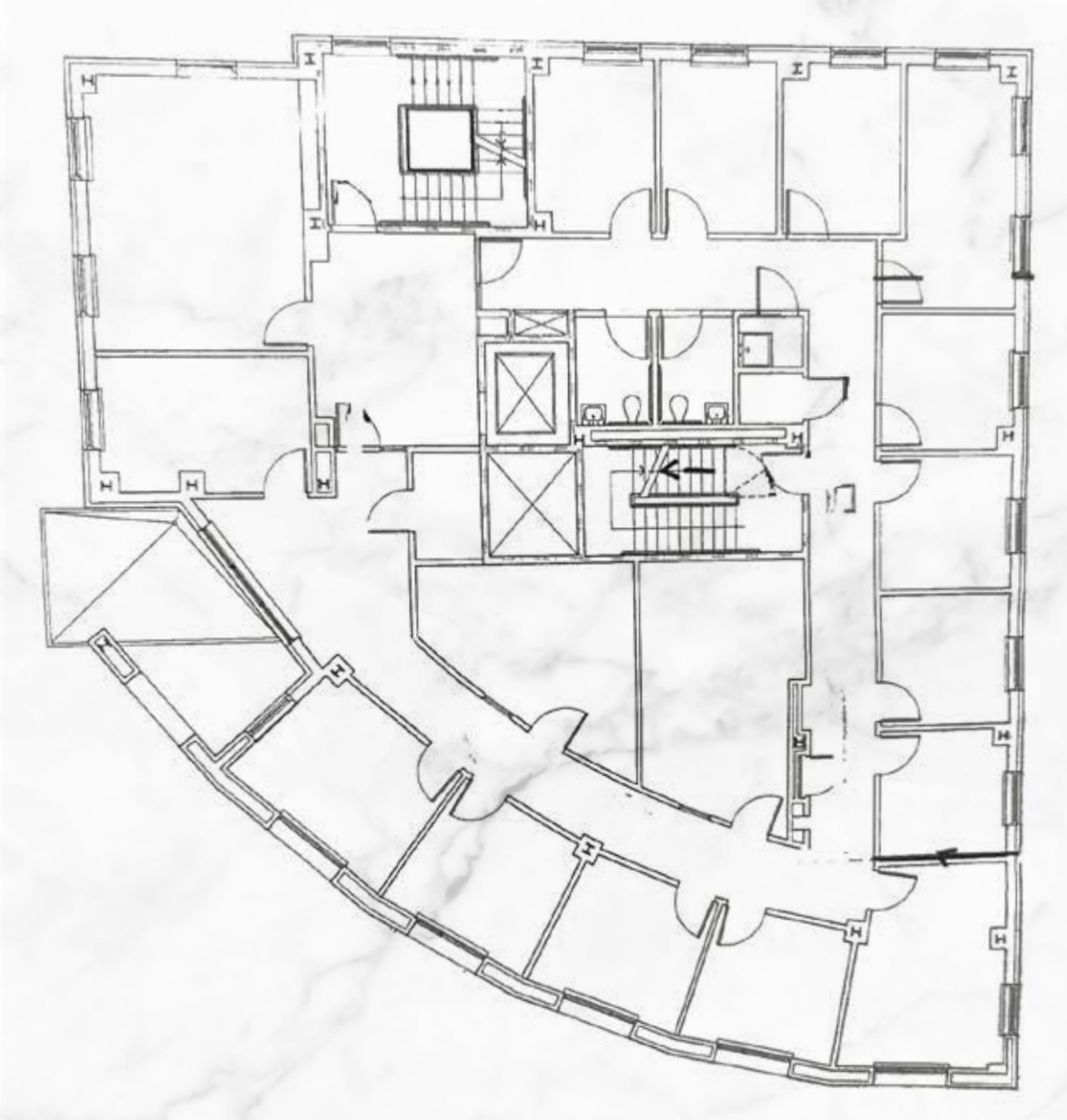




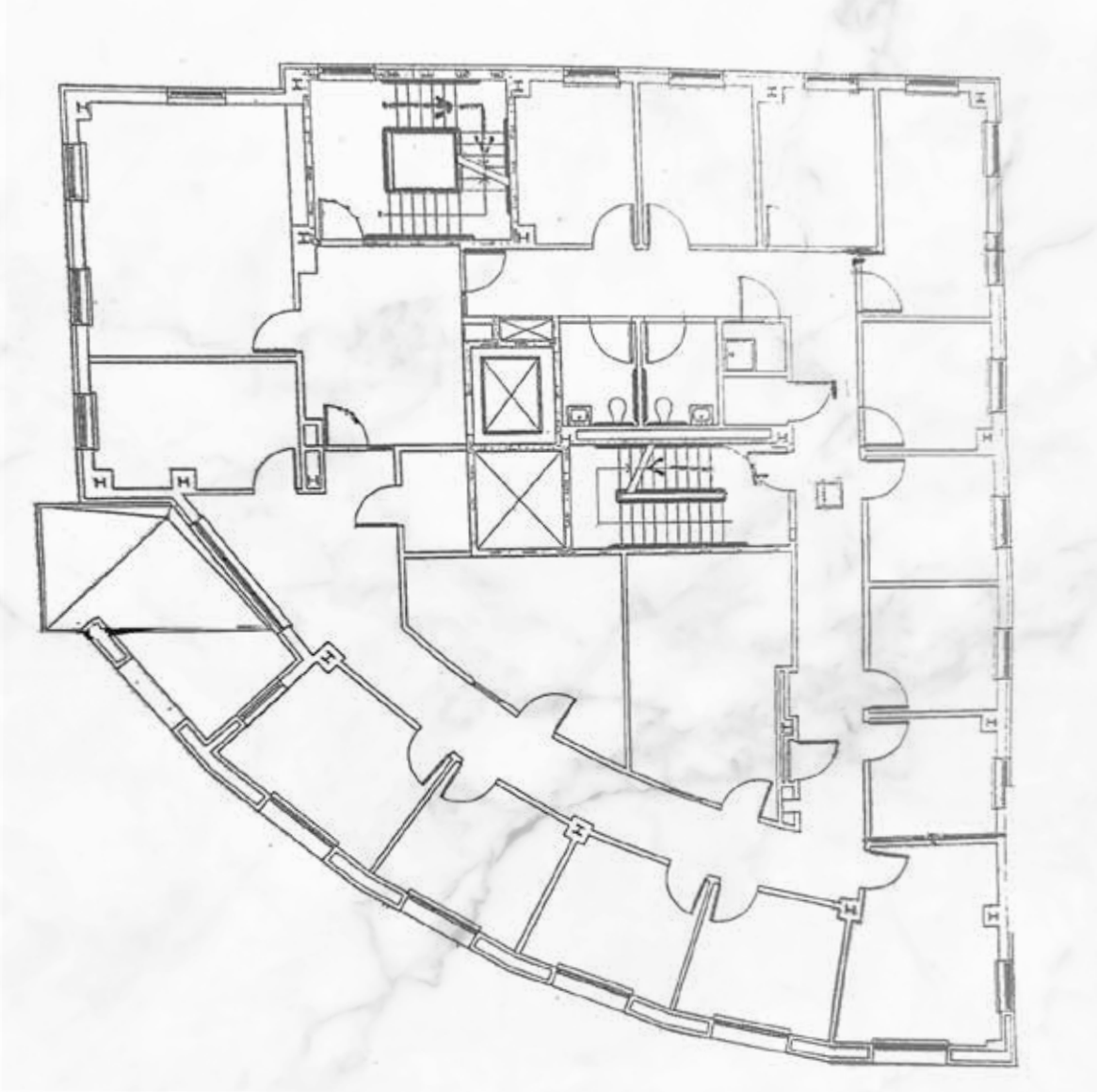
Floor Plans | 1st Floor



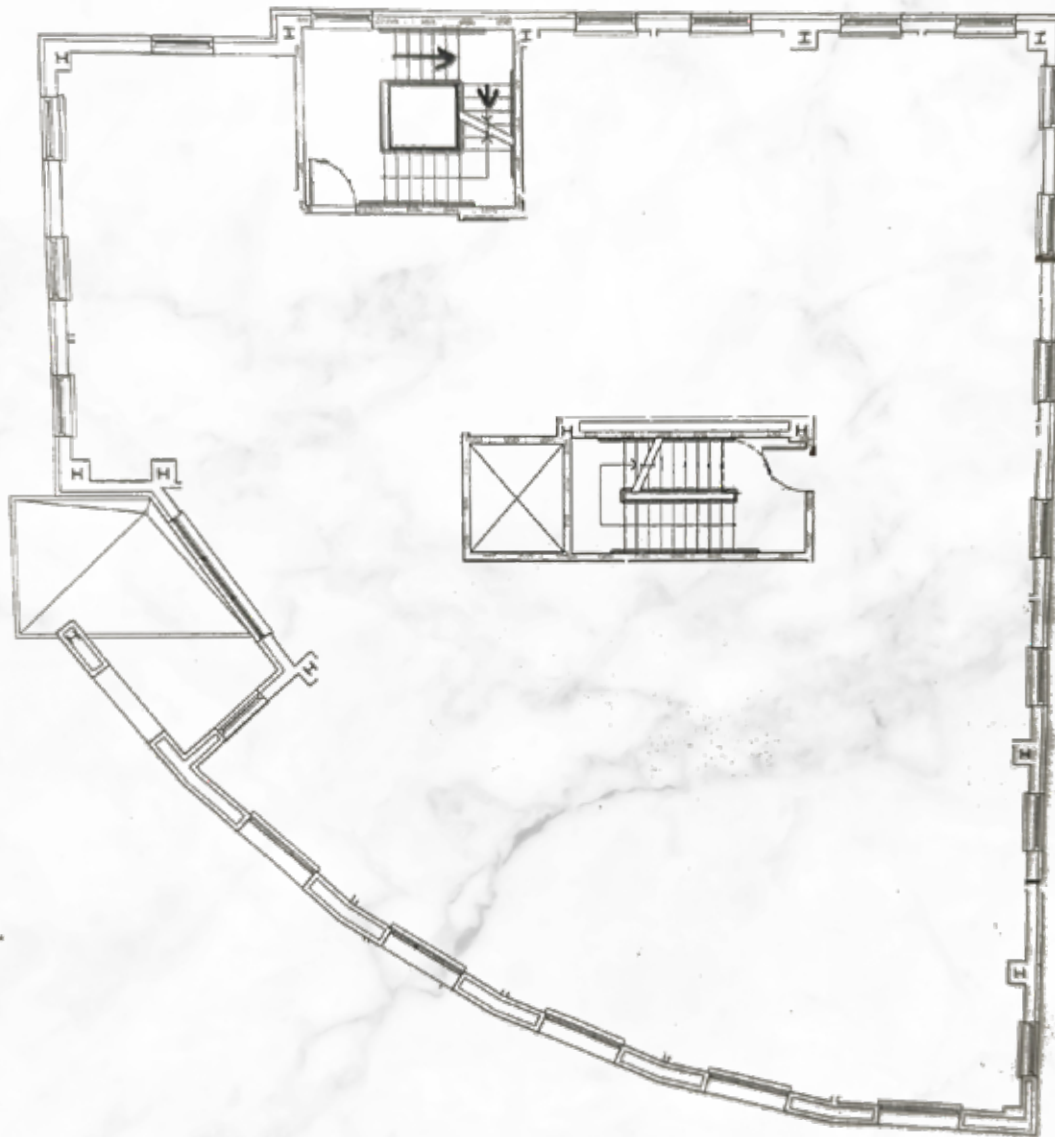
Floor Plan | 2nd Floor



Floor Plan | 3rd Floor



Floor Plan | Lower Level



Zoning

USE	USE GROUP	DISTRICTS IN WHICH PERMITTED
AGRICULTURE With nuisance or sales limitations	4	R1-2, R3-10
AMBULATORY Diagnostic and Treatment Health Care Facilities - Limited to location within building	4	R3-R10
APARTMENT HOTELS	2	R3-R10
ART GALLERIES Noncommercial	3	R1-2, R3-10
CAMPS OVERNIGHT OR OUTDOOR DAY	13	R1-2, R3-10
CEMETERIES	4	R3-R10
CLAY PITS		R3-R10
CLUBS NON COMMERCIAL; ALL TYPES WITH LIMITATIONS	4	R3-R10
CLUBS All types, including with or without swimming pools	6	R1-2, R3-10
COLLEGE OR UNIVERSITIES Including professional schools, or college or school dormitories or fraternity or sorority houses, but excluding business college or trade schools	3	R1-2, R3-10
COMMUNITY CENTERS	4	R1-2, R3-10
CONVENTS - UNLIMITED	3	R1-2, R3-10
CONVENTS - LIMITED USE AND LOCATION	4	R1-2, R3-10
DOMICILLIARY - CARE FACILITIES FOR ADULTS	3	R1-R27; R3-R10
SUBSTATIONS - SMALL OR MEDIUM	17	R1-2, R3-10
SUBSTATIONS - LARGE	17	R1-2, R3-10



LOCATION

LOCATION



The property occupies a prominent location on a corner lot along the western, southbound side of the Henry Hudson Parkway (surface road) and W. 239th Street with visibility from Route 9A (Henry Hudson Parkway.)

Located on the eastern edge of the Riverdale neighborhood of the Bronx, 521 W. 239th street is positioned near some of New York City's most elite private schools and colleges including Fieldston-Ethical Culture (Upper School), Riverdale Country Day, Horace Mann (Riverdale Campus), as well as Manhattan College and the College of Mount Saint Vincent. The neighborhood is also home to a richly diverse community, community centers, houses of worship and New York City Parks, most notably Van Cortlandt Park just one mile east of the property. The third largest park in New York City, Van Cortlandt Park boasts over 1,100 acres of recreation space nestled among rolling hills and trees, with a golf course and horseback riding, cricket, and cross country running trails. The Park is a gem accessible to all City residents and visitors.

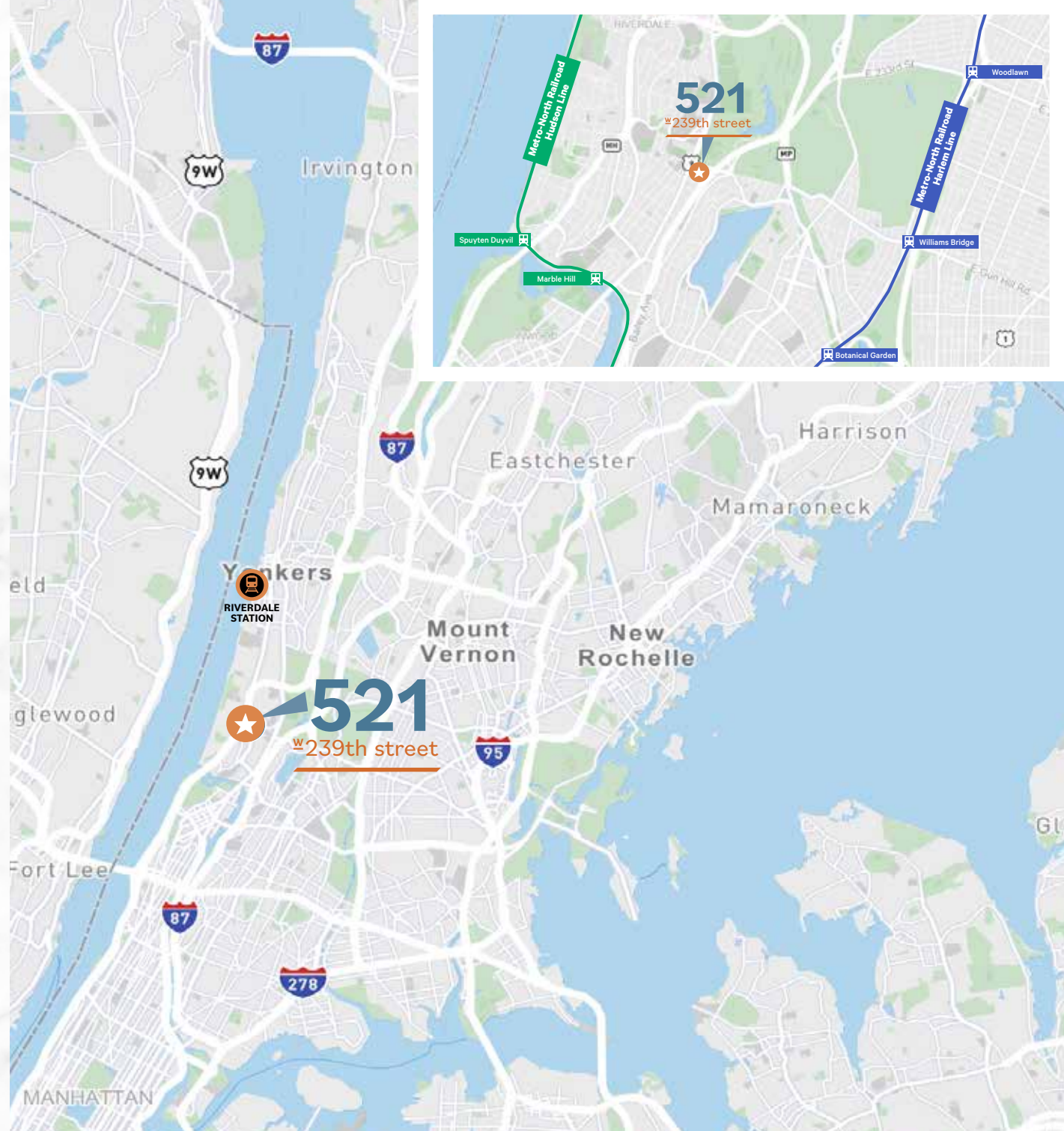
PROPERTY HIGHLIGHTS

- › 1 mile Van Cortland 242nd Street 1 train (40 min subway to midtown Manhattan)
- › 5 miles to George Washington Bridge via Henry Hudson Parkway
- › 1.3 miles (equidistant) to Riverdale and Spuyten Duyvil Hudson Line Metro-North stations 35 minute direct service to Manhattan's GCT and connecting service to Poughkeepsie and Dutchess County.
- › BxM1 express MTA bus service with stop directly outside building provides a 76-minute direct commute via rush-hour service every 10 minutes from HH Parkway to Midtown Manhattan.

BLOCK/LOT: 5909/8 LOT SF: 8,149 SF ZONING: R4

REGIONAL MAP

521 W.239th Street with direct access to the Henry Hudson Parkway, a direct thoroughfare to Manhattan, the George Washington Bridge and I-95; as well as the Saw Mill River, Moshulu and Cross County Parkways.





DEMOGRAPHICS



DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	2010	2020
POPULATION		
Population 65+	113,003	106,361
Households with children under 18 years old	--	--
Racial Diversity Index	14.80%	21.20%
HOUSEHOLD INCOME		
Median HH Income (2022)	\$64,440	\$66,040
Median HH Income Homeowners (2022)	\$103,580	\$113,300
Median HH Income Renters (2022)	\$54,270	\$52,190
Poverty Rate	18.50%	18.60%
HOUSING		
Homeownership Rate	30.10%	33.80%
Housing Units	46,190	44,995
Rental Vacancy Rate	3.60%	1.60%
Median Rent 2-and 3-bedroom units (2022)	\$1,490	\$1,720
Median Rent Studios and 1-bedroom (2022)	\$1,300	\$1,480
Car-free commute	67%	60.30%
Mean travel time to work (minutes)	45	38

* 2020 Census Bureau data

Source: coredata.nyc courtesy of NYU Furman Center

521

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RIVERDALE, NEW YORK

CONTACT US

William V. Cuddy

+1 203 325 5380

william.cuddy@cbre.com

Budd Wiesenberg

203 325 5375

budd.wiesenberg@cbre.com

Matthew Giordano

718 289 7721

matthew.giordano@cbre.com

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