

809

Westchester Avenue

Bronx, NY 10455

72K SF Corner Opportunity with
Development and Rehab Potential

FOR SALE

Ariela
A member of GREA



809 Westchester Avenue, Bronx, NY 10455

72K SF Corner Opportunity with Development and Rehab Potential | **FOR SALE**



- Corner development opportunity with 54,450 (As of Right) and 87,120 (Community Facility) Buildable Square Feet
- 18,190 square foot lot with 200 Feet of frontage along a major retail thoroughfare, Westchester Ave
- Currently a 72,760 square foot 3-story commercial building that provides the opportunity for investors to convert/rehab the existing structure
- High foot traffic retail corridor along Westchester ave, featuring an abundance of both credit tenants and local retailers
- Situated steps from the 2 and 5 subway lines on the corner of Prospect and Westchester Avenues
- Recent new developments in the area have achieved an average of \$61 per square foot in rents

Block / Lot	2666 / 41
Lot Dimensions	200' x 71.67' (Irregular)
Lot Sq. Ft.	18,190
Year Built (Last Altered)	1925 (2013)
Zoning	R6 / C1-4
FAR as-of-right	3.00
CF FAR	4.80
Buildable Sq. Ft.	54,450
Existing Area	72,760
Air Rights Sq. Ft.	None
Assessment (24/25)	\$3,870,450
Charitable Exemption	\$3,870,450
Tax Class	4
Real Estate Taxes With Exemption (24/25)	\$0
Real Estate Taxes Without Exemption (24/25)	\$409,958

*All square footage/buildable area calculations are approximate

Ownership Requests Proposal

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

Jason M. Gold x22
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Gabriel Elyaszadeh x55
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Victor Sozio x12
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For Financing Information:

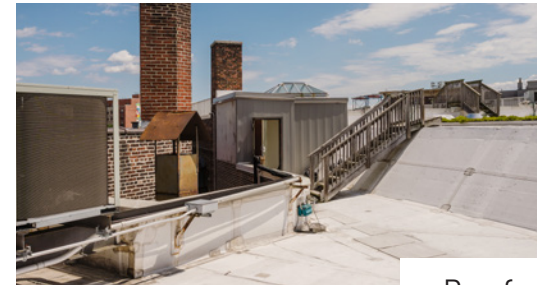
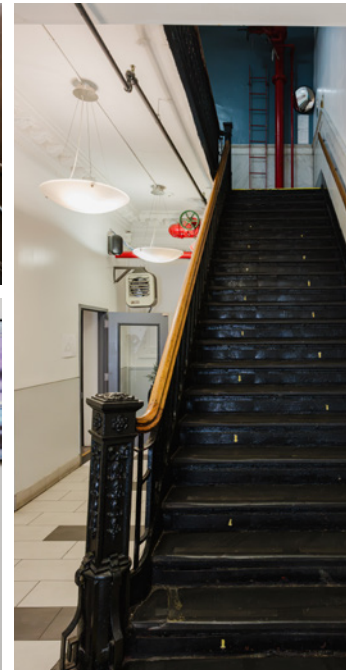
Benjamin Schlegel x81
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Interior



Roof



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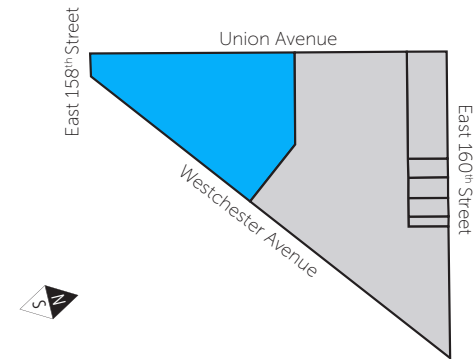
EDUCATIONAL

- 1 South Bronx Early College Academy
- 2 X379 Jill Chaifetz Transfer High School

FOOD & BEVERAGE

- 1 McDonald's
- 2 Lailalei Juice & Snack Bar
- 3 Colony Fried Chicken
- 4 El Despertar Marlene
- 5 Dunkin
- 6 Subway
- 7 MAX 1 Fresh Food & Deli
- 8 Jamaican Restaurant and Caterers

TAX MAP



RETAIL

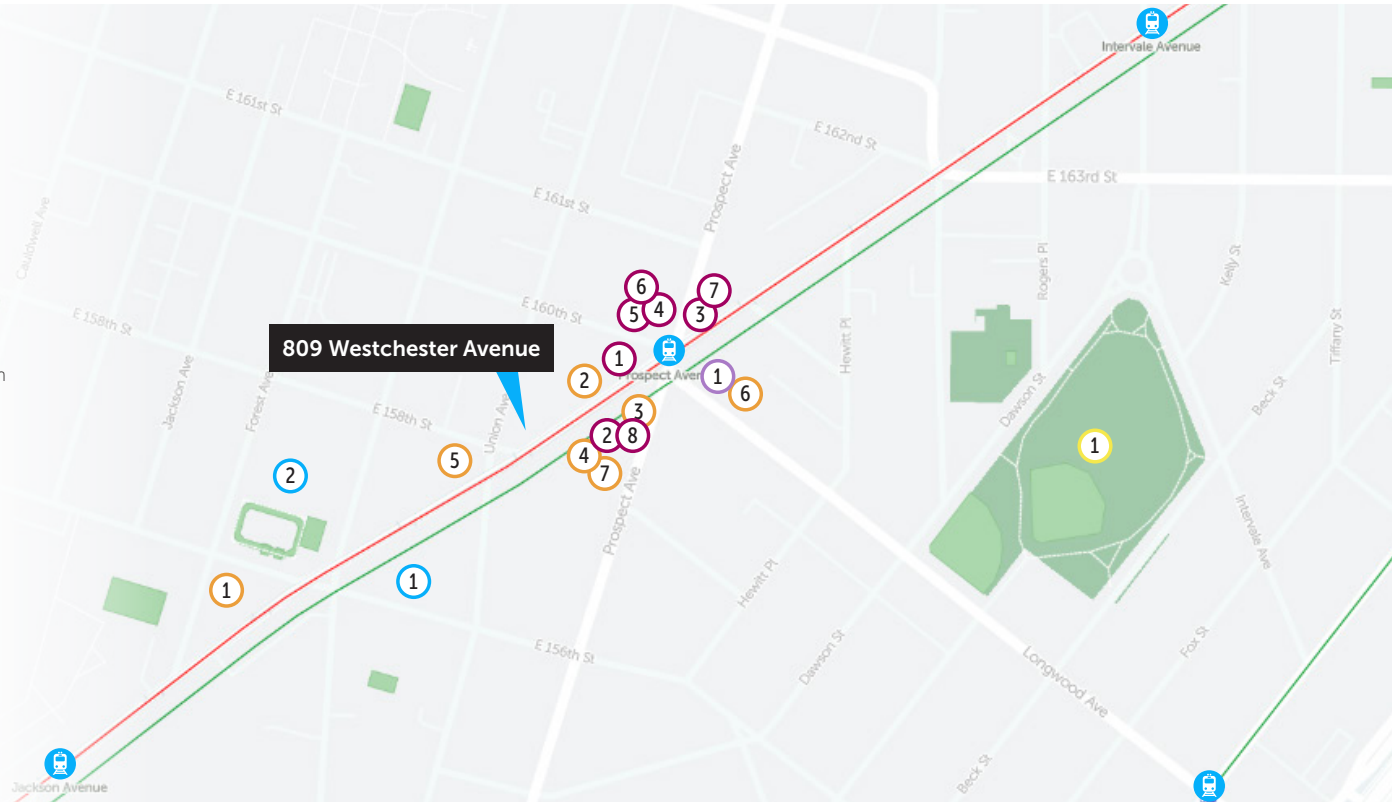
- 1 Bravo Supermarkets
- 2 Metro by T-Mobile
- 3 Longwood Fish Market
- 4 Payless Line Furniture
- 5 Tri-Road Pharmacy
- 6 Family Dollar
- 7 Real Supermarket

PARK

- 1 Bill Rainey Park

HOSPITAL

- 1 New York Children's Health



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