



FOR SALE

**203 CANAL STREET W  
/2520 PARK AVENUE  
BRONX, NY 10451**

# PROPERTY HIGHLIGHTS



## UNMATCHED LOCATION

Central location for logistics



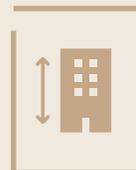
## PROPERTY FEATURES

16'+ ceilings, drive in door, column free



## ACCESS TO

4, 5, 6 Subway Lines, Triboro Bridge, LaGuardia Airport



## AIR RIGHTS

Partial R7X & M1-4 air rights



## TWO STREET FRONTAGES

Street frontages on Canal Street W & Park Avenue



## NEARBY DEVELOPMENT

Minutes from the Piano District super development

# PROPERTY OVERVIEW

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## PROPERTY INFORMATION

Neighborhood - Mott Haven

Block - 2322

Lot - 15

## LOT INFORMATION

Lot Size - 51.8 ft. x 164 ft.

Lot Sq. Ft. - 8,750

## BUILDING INFORMATION

Building Size - 51.8 ft. x 164 ft.

Gross Sq. Ft. - 8,750

Stories - 1

Year Built - 1931

## ZONING INFORMATION

Zoning - M1-4/R7X

Commercial F.A.R. - 2.0

Residential F.A.R. - 5.0 *\*partial R7X zoning*

F.A.R. As Built - 1.0

## BUILDABLE SQ. FOOTAGES

Commercial - 17,500

Residential - 21,875 *\*based on projections*

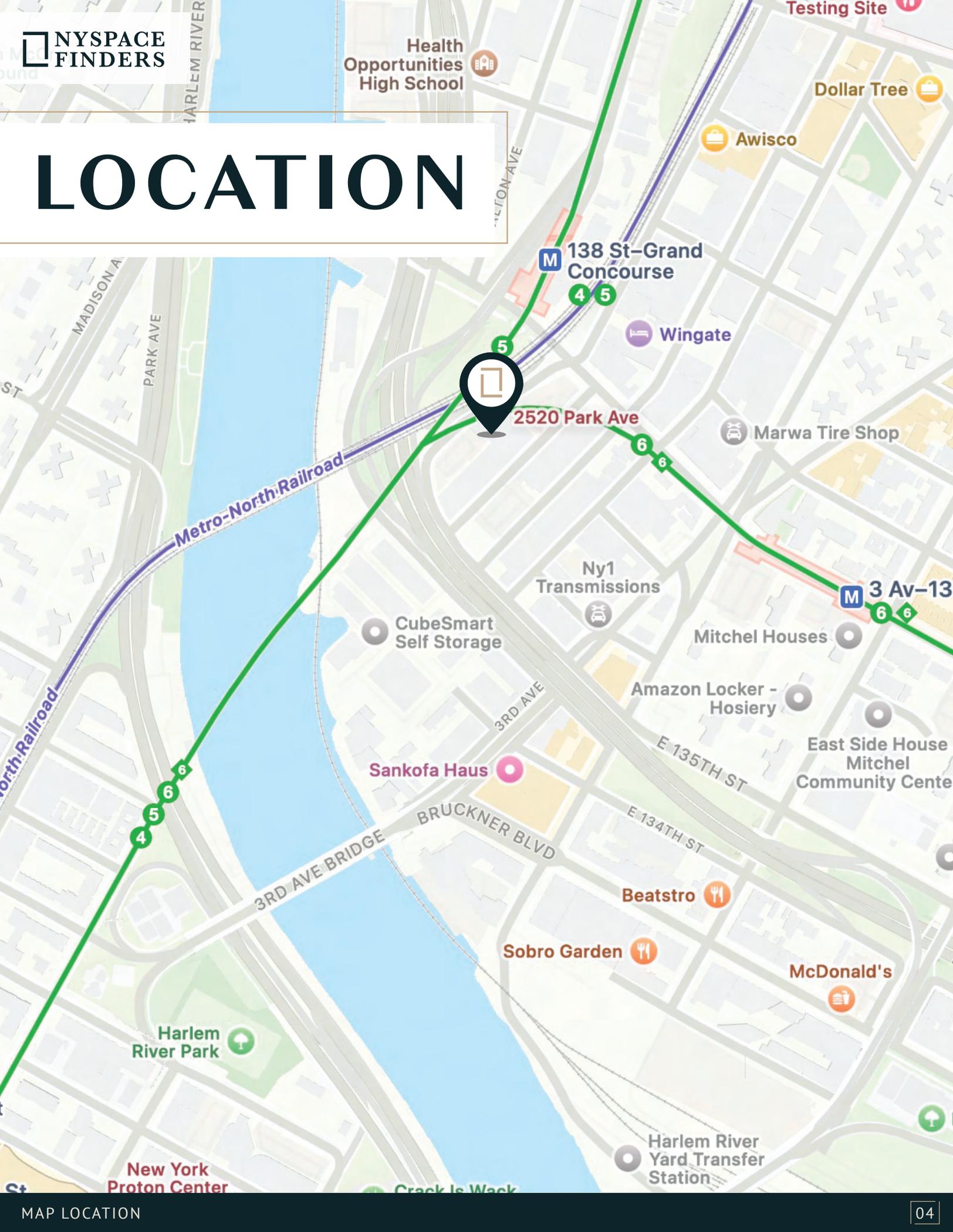
## TAXES

Property Tax - \$49,939

Tax Class - 4

Health  
Opportunities  
High School

# LOCATION



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