

# DEVELOPMENT SITE FOR SALE IN THE BRONX

## 451 E. TREMONT AVENUE • BRONX, NY 10457

**SOUTH BRONX**  
Commercial Real Estate



### Details:

**Building Size:** 2,500 SF

**Lot Size:** 2,581 SF (25' X 103')

**Buildable SF:** 9,379 BSF \*market rate\*

**Buildable SF:** 12,905 BSF \*inclusionary\*

**Price:** \$1,300,000

**Zoning:** C4-5X

**Taxes:** \$13,880

**Notes:** Commercial and residential development permitted, Currently used as a retail store

### Location:

- Easy access to Cross Bronx Expressway (I-95)
- One block from Tremont Metro North Station (20 minute train ride to Grand Central)
- Two blocks from bus stop
- Close to multiple retailers
- Near Bronx Zoo

**Contact Exclusive Agent**

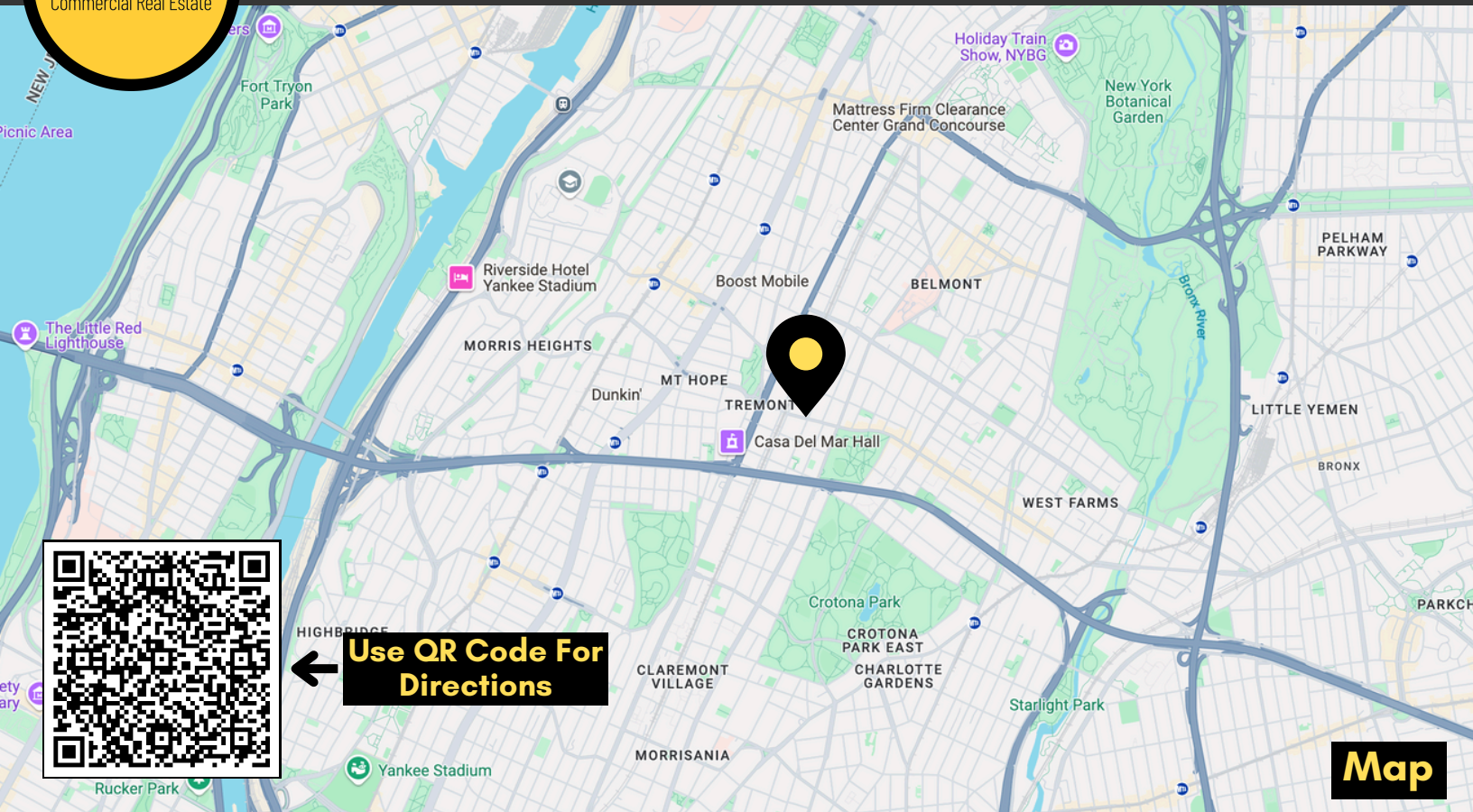
**Daniel Innocencio - 786.338.5938 - daniel@southbronxcommercial.com**

[www.southbronxcommercial.com](http://www.southbronxcommercial.com)

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## 451 E. TREMONT AVENUE • BRONX, NY 10457

**SOUTH BRONX**  
Commercial Real Estate



### Offering Details

- Sale Price: \$1,300,000
- Building Size: 2,500 SF
- Lot Size: 2,581 SF
- FAR: 3.75 (Market Rate)
- FAR: 5 (Inclusionary)
- Zoning: C4-5X
- Notes: Residential or commercial development

### Property Overview

**Zoning:** Retail uses allowed, Commercial and residential development permitted  
**FAR:** 9,379 BSF permitted for residential market rate development or 12,905 BSF permitted for inclusionary housing

### Location Details

- Near entrance to I-95
- One block from the Tremont Metro North Station
- Short drive to Bronx Zoo, St. Barnabas Hospital, and Little Italy

### **Commentary:**

This prime development site in the heart of the Bronx offers an exceptional opportunity with its central location and proximity to multiple public transportation options. Zoned for mixed-use, the property allows for flexible development of residential, commercial, and retail spaces, catering to the strong demand for urban living. Its excellent connectivity enhances the appeal for residents and businesses alike, ensuring steady foot traffic and commercial success. Positioned in an area undergoing significant revitalization, this site is poised to play a key role in the Bronx's transformation.

### Contact Exclusive Agent

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