

3208 THIRD AVENUE

BRONX, NY 10451



Suitable for Retail, Office,
Education or Community Facility Uses

**FOR SALE
OR
FOR LEASE
21,620 SF**

Fully Renovated Building
and Brand New
Elevator

SPACE FEATURES



Ground & Cellar:
6,151 SF
5,750 SF



Second & Third:
4,760 SF
4,959 SF



Frontage:
50 FT



Offering Price:
Upon Request



Ground and Cellar level are leased to a retail tenant with a 90 day cancellation option



New elevator installed servicing all 4 floors



Over 16 FT ceilings on all 4 floors



Fully gut renovated Second & Third floors, new HVAC systems, and bathrooms

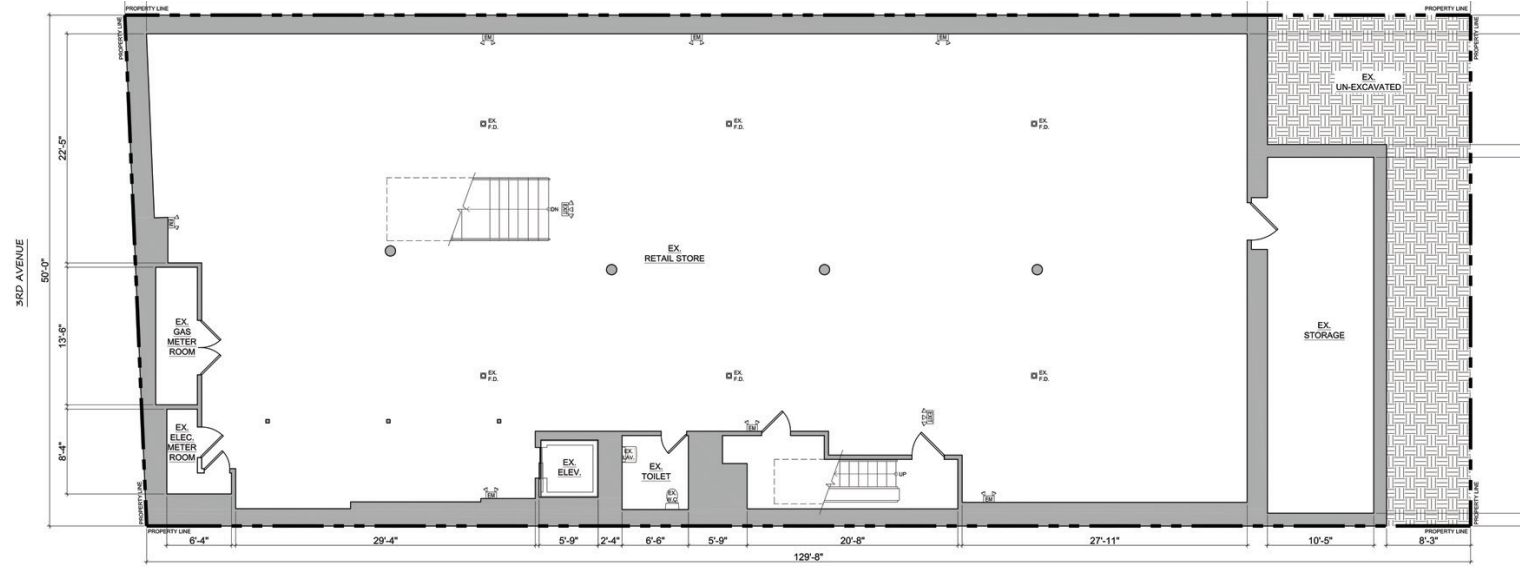


Transportation

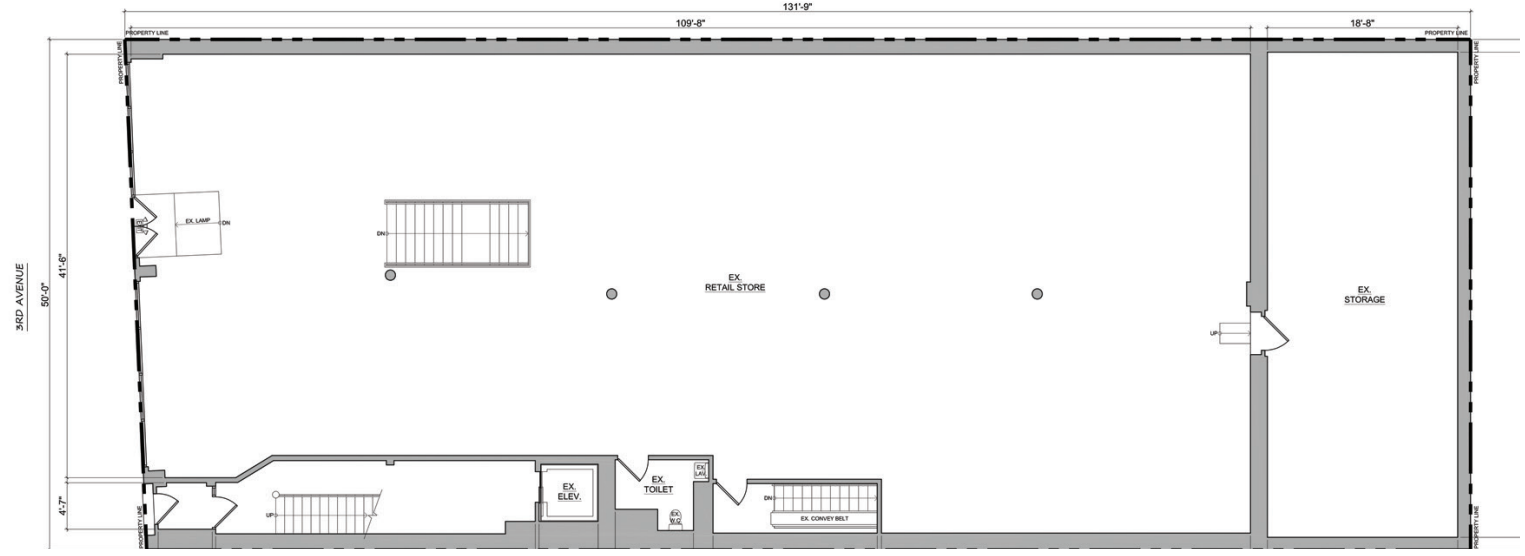
Prospect Avenue (2,5) ridership 1,125,530
3 Avenue-149 Street (2, 5) ridership 3,301,418

FLOOR PLAN: CELLAR & FIRST FLOORS

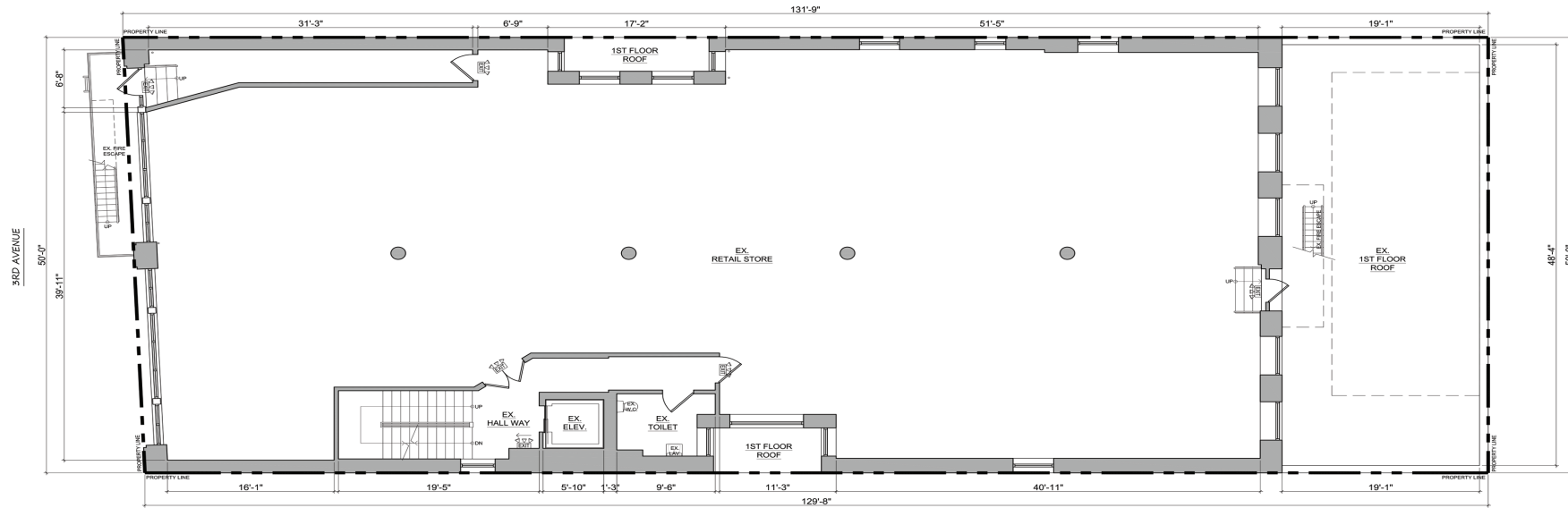
MAGNIFICENT BRAND NEW 15 FT WIDE STAIRCASE SEAMLESSLY CONNECTING THE GROUND AND CELLAR FLOORS CREATING A 11,900 SF OPEN RETAIL SPACE



1 EXISTING CELLAR PLAN
SCALE: 3/16" = 1'-0"

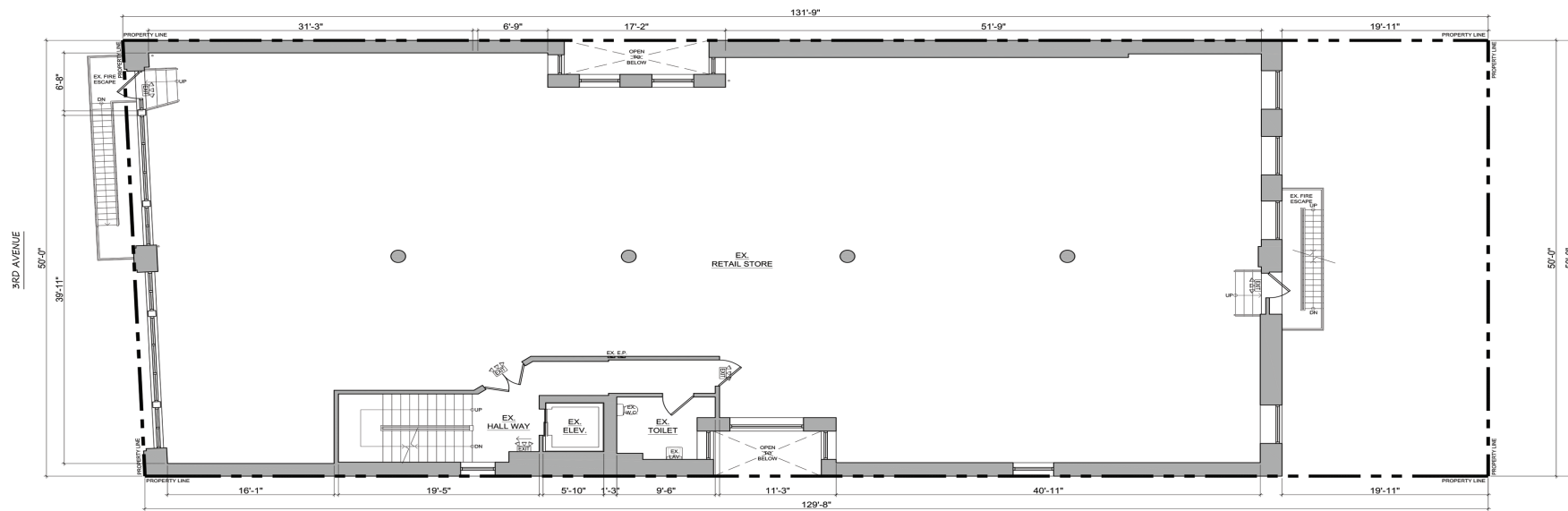


FLOOR PLAN: SECOND & THIRD FLOORS



1 EXISTING 2ND FLOOR PLAN

SCALE: 3/16" = 1'-0"



2 EXISTING 3RD FLOOR PLAN

SCALE: 3/16" = 1'-0"

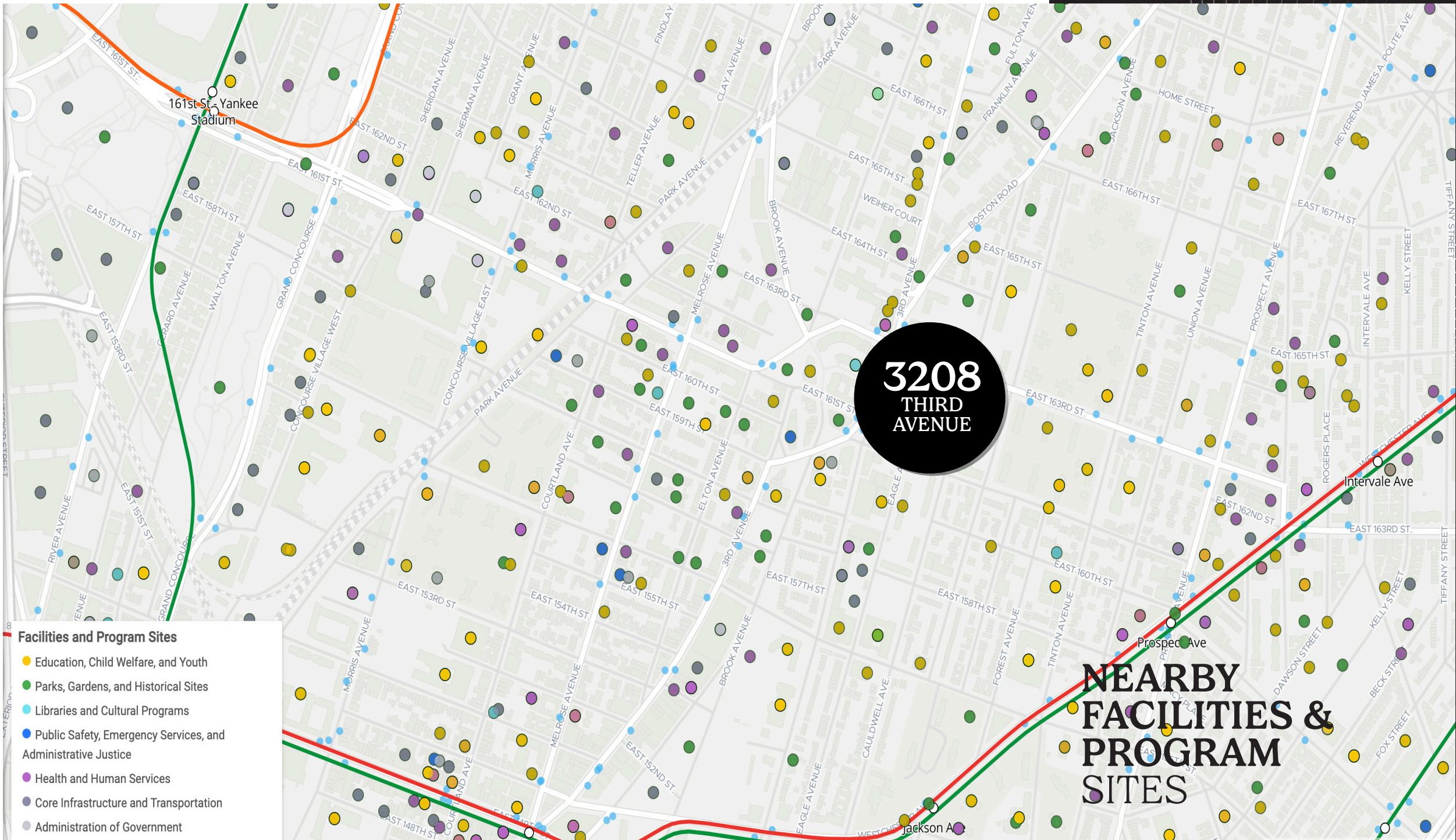
MELROSE BRONX LOCATION & HIGHLIGHTS

Third Avenue is one of the busiest corridors in the Bronx. Located in the New York City borough of the Bronx, Melrose is a residential area to the north of Mott Haven and west of Longwood, and is recognized as part of the South Bronx. It is a rectangular neighborhood, with Third Avenue forming the eastern border, 149th Street to the south, Park Avenue to the west, and 161st Street to the north. Melrose Avenue and Third Avenue are the primary thoroughfares running through the area. The Hub-Third Avenue Business Improvement District is a well-known local shopping district situated at the point where five major roads meet, such as East 149th Street, Westchester, Willis, Melrose, and Third Avenues. This retail area is second in size to Fordham Road.

The property is located in a retail corridor, near mass transportation, schools and across the street of the new Boricua College in a high-density area. The property is steps away from the new Boricua Village over 700 rental units, Saint Ann's Apartments over 660 rental units, La Central: South Bronx's newest rental community consisting of 992 rental units, and a 50,000 SF state-of-the-art YMCA

Neighbors include Foot Locker, ALDI, Five Below, Marshalls, GNC, Burlington, Home Goods, Dunkin', Family Dollar, Food Bazaar, McDonald's, Chipotle, T-Mobile, Popeyes, Rite Aid, Retro Fitness, BP, Panda, Speedway, CVS, City Agencies, Daycares, Schools, QSR's and more!





**3208
THIRD
AVENUE**

**NEARBY
FACILITIES &
PROGRAM
SITES**

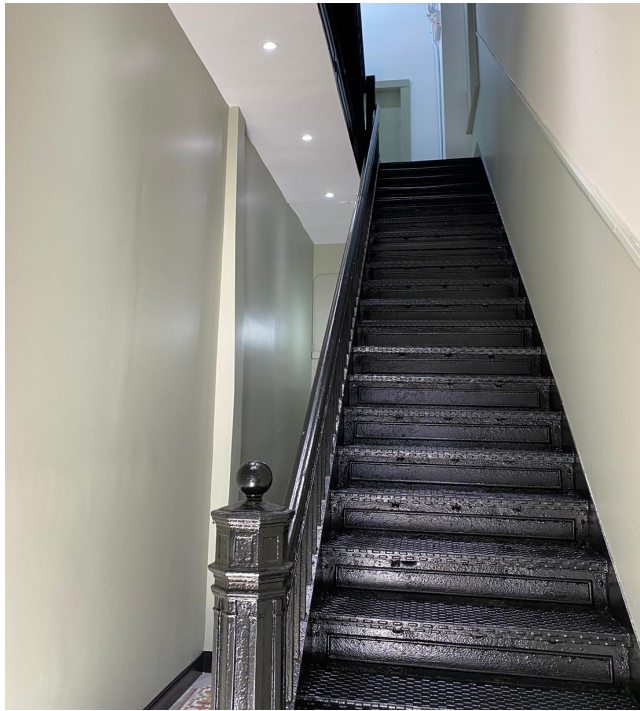
- Facilities and Program Sites**
- Education, Child Welfare, and Youth
 - Parks, Gardens, and Historical Sites
 - Libraries and Cultural Programs
 - Public Safety, Emergency Services, and Administrative Justice
 - Health and Human Services
 - Core Infrastructure and Transportation
 - Administration of Government

161st St - Yankee Stadium

Intervale Ave

Prospect Ave

Jackson Ave





INTERIOR
PHOTOS



**SECOND FLOOR
RENDERING**



**THIRD FLOOR
RENDERING**



**OFFICE
RENDERING**



**CONCEPTUAL
RENDERING**



**CONCEPTUAL
RENDERING**

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