

MULTI-FAMILY FOR SALE

2446/2448 BEAUMONT AVE, BRONX, NY 10458

OFFERING MEMORANDUM

kw GOLD COAST
KELLERWILLIAMS. REALTY

**PROPERTY DETAILS**

ADDRESS	2446/2448 BEAUMONT AVE	BUILDING SIZE	71.67' x 38'
LOCATION	BRONX, NY	BUILDING SF	8,170
BLOCK/LOT	3105/20	BEDROOMS	9.00
PROPERTY TYPE	MULTI-FAMILY	BATHROOMS	6
STORIES	3	BASEMENT	FULL FINISHED
UNITS	6	BACKYARD	PRIVATE
LOT SIZE	71.67' x 49.67' IRR	YEAR BUILT	1912
LOT SF	3,558	TAXES	\$17,973.36
ZONING DISTRICT	R6	MLS #	3547832



THE IMPERIUM TEAM

KELLER WILLIAMS REALTY GOLD COAST
1129 NORTHERN BLVD STE 410, MANHASSET, NY 11030
347.846.1200 | 516.888.0922

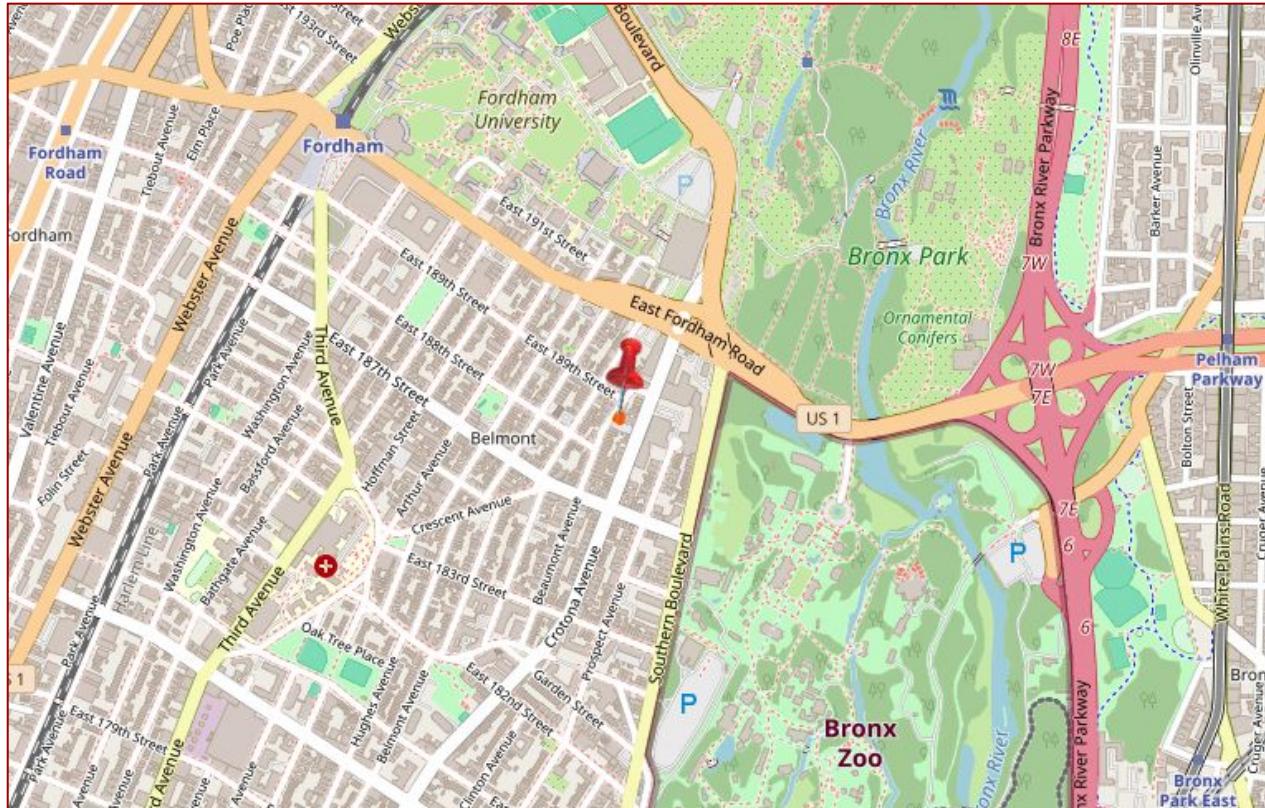
LISTING AGENTS:**718.790.3288 | 516.888.0922**

MULTI-FAMILY FOR SALE

2466/2468 BEAUMONT AVE, BRONX, NY 10458

OFFERING MEMORANDUM

KW GOLD COAST
KELLERWILLIAMS. REALTY



Excellent investment opportunity in the Belmont Section of the Bronx is located near Fordham University, Bronx Zoo, Arthur Ave shopping area and tons of restaurants. Sitting on a 71.67 x 49.67 irregular lot with R6 zoning, this six-family brick apartment building with an attached mixed-use retail space is being sold as-is. This building and adjoining space can be gut renovated/expanded or properties can be developed to their greatest potential within its R6 zoning limits. Close proximity to the Bronx River Pkwy, D/4/5 trains and a multitude of buses provides quick access to Manhattan. Welcoming all investors/developers to envision the possibilities and income potential of these two properties in this vibrant area.

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6 FAMILY SETUP:

3RD FLOOR	2 BR / 1BA	1BR / 1 BA
2ND FLOOR	2 BR / 1BA	1BR / 1 BA
1ST FLOOR	2 BR / 1BA	1BR / 1 BA
BASEMENT	FULL FINISHED	

TRANSPORTATION:

B	D	at Fordham Rd	0.83 miles
2	5	at Pelham Parkway	0.83 miles