

MULTI-FAMILY FOR SALE
2466/2468 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

LISTING AGENTS:

718.790.3288 | 516.888.0922

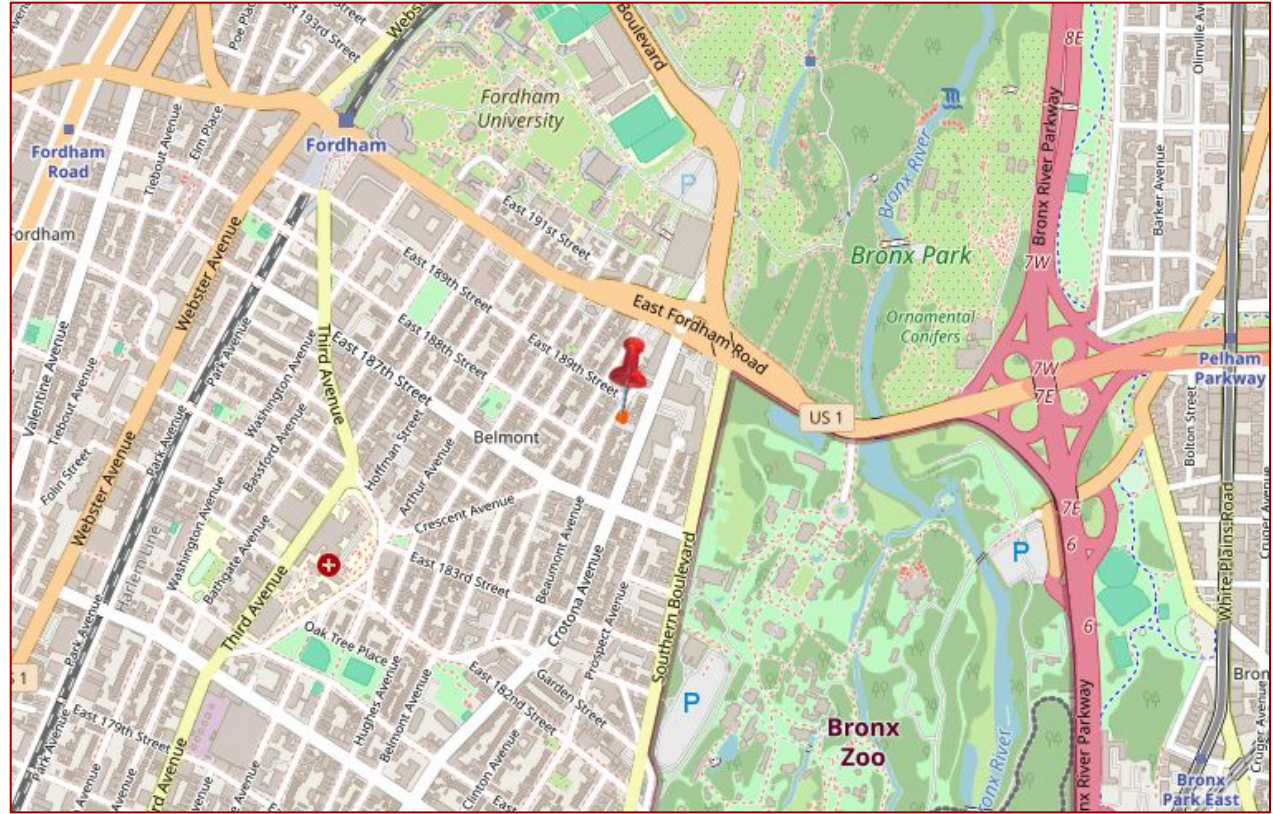


KELLER WILLIAMS REALTY GOLD COAST
1129 NORTHERN BLVD STE 410, MANHASSET, NY 11030
347.846.1200 | 516.888.0922

PAUL ZHOU | NNEKA SMITH | RAYMOND MO | JOE BENCIVENGA

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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.

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



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