

# 1561 WESTCHESTER AVENUE

BRONX, NEW YORK 10472 | SOUNDVIEW



FOR SALE BY OWNER





# 1561 WESTCHESTER AVE

BRONX, NY 10472 | SOUNDVIEW

Between Ward & Manor Avenues

LOT  
**5,800**  
SQUARE FEET

GROUND  
**5,000**  
SQUARE FEET

BUILDING  
**4,947**  
SQUARE FEET

## PROPERTY HIGHLIGHTS

Property Type	One Story Retail Building	Stories	1
Lot dimensions	50.75 ft x 116.17 ft	Frontage	50' on the corner of Westchester & Ward
Building dimensions	50.88 ft x 111.45 ft	Ceiling Height	10'
Buildings on lot	1	Year Built/ Alt.	1925/ 1999
Air Rights	Available		

# ASKING PRICE: \$6,000,000

## INVESTMENT SUMMARY

**Kassin Sabbagh Realty** is proud to represent the property at 1561 Westchester Avenue is a commercial property in the Soundview section of the Bronx (10472), positioned on one of the neighborhood's main east–west corridors with strong daily foot and car traffic. The site benefits from excellent connectivity—it's a short walk to the 6 train at Elder Ave and Morrison–Sound View Ave, which supports steady demand from service-oriented tenants. The property is a store–building–style asset of approximately 5,000 SF, designed to serve neighborhood commercial needs, including medical office or clinic use.

## INVESTMENT HIGHLIGHTS

- Prime retail space located in a dense residential neighborhood, just steps from the Elder Avenue/Westchester Avenue 6 train station.
- A surrounding 1-mile population of over 147,500 residents and approximately 50,900 households creates strong, reliable demand for medical and neighborhood retail uses.
- High foot traffic throughout all hours of the day, featuring a prominent corner space with all uses accepted.

## FINANCIAL SUMMARY

### RENT ROLL

Unit Type	Use	Lease Start Date	Lease End Date	Total SF	Average Annual Rent Increase	Annual Price/SF	Monthly Rent	Annual Rent
Medical	Doctor Office	Sep-16	Aug-26	2,800	4.75%	\$51.43	\$12,000	\$144,000
Retail	Restaurant	Mar-25	Jan-31	1,100	3%	\$60.00	\$5,500	\$66,000
Retail	Restaurant	Jan-24	Jan-31	1,100	3%	\$73.04	\$6,695	\$80,340
<b>Total</b>				<b>5,000</b>	<b>3.58%</b>	<b>\$58.07</b>	<b>\$24,195</b>	<b>\$290,340</b>

### EXPENSES

Insurance	<b>\$16,484.03</b>
Real Estate taxes	<b>\$61,847.72</b>

### ADDITIONAL INFORMATION

- The doctor can vacate with Landlord approval
- Restaurant pays taxes over the base year



### AREA MAP



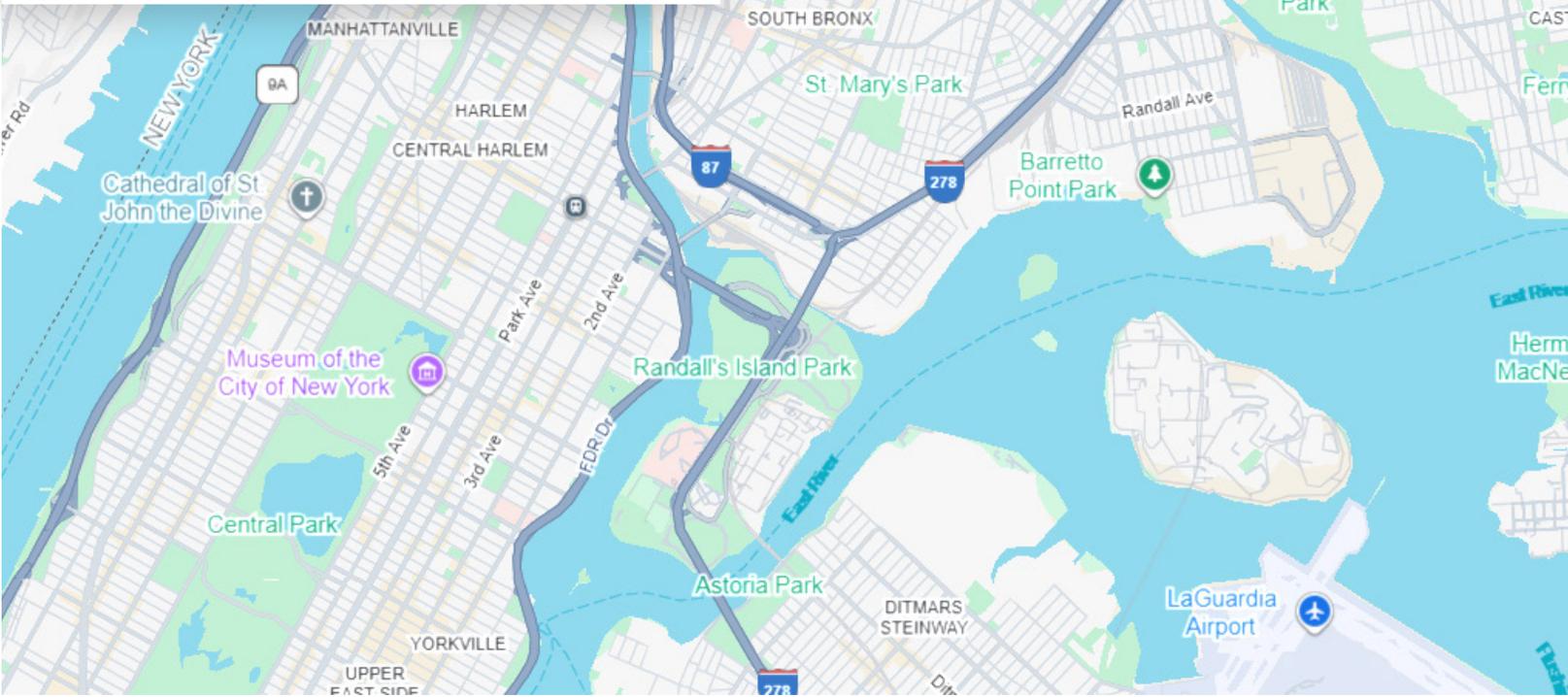
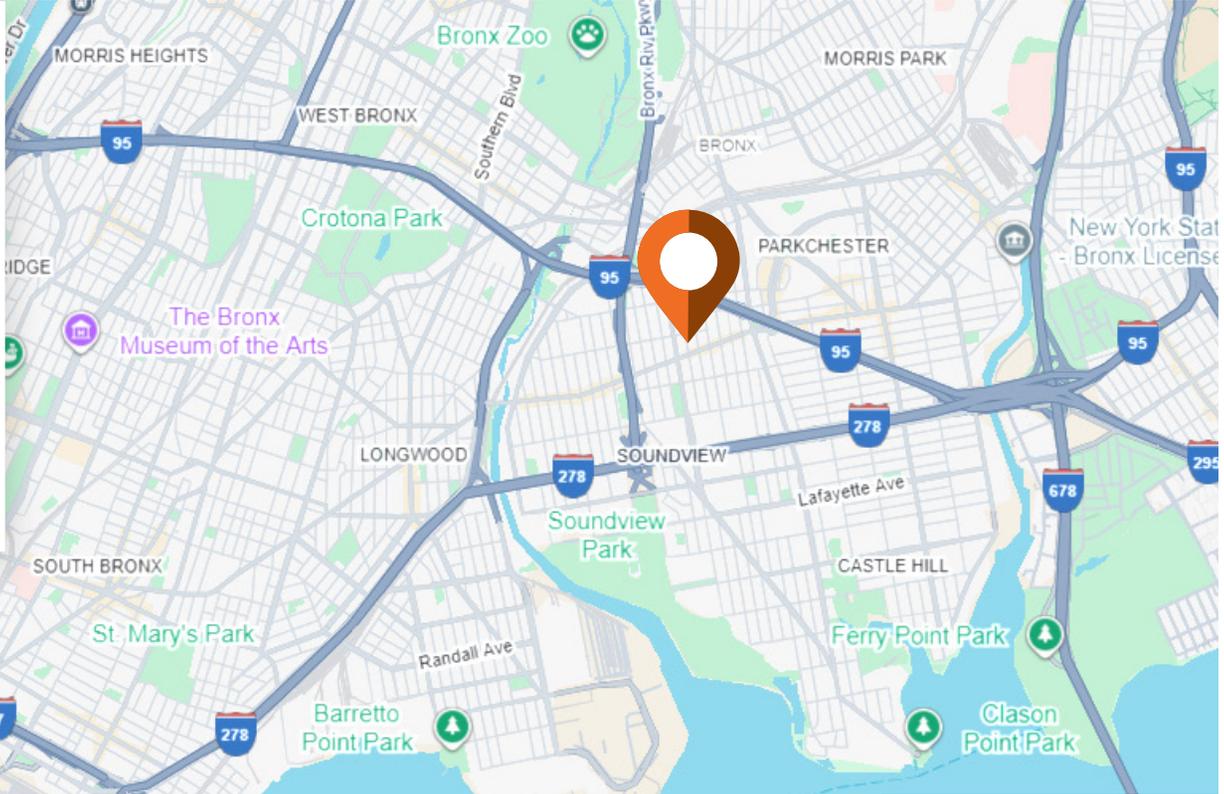
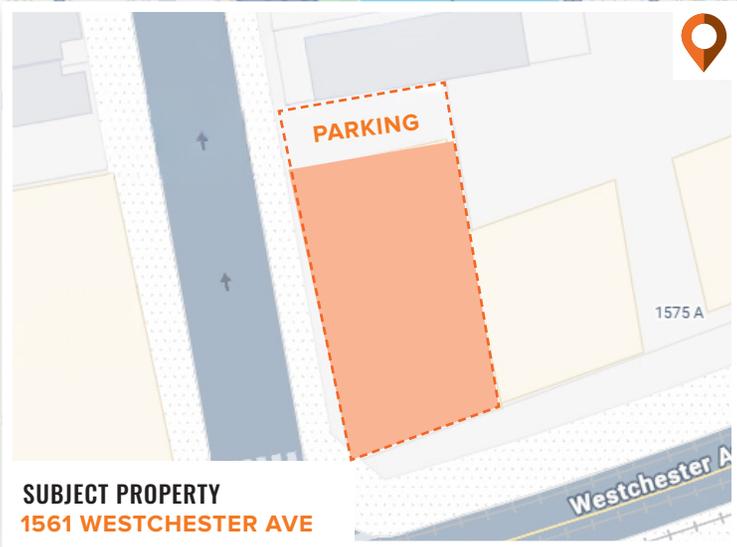
### NEIGHBORING TENANTS

Domino's Pizza, McDonald's, Bank of America, Dunkin', City MD, T-Mobile, Rainbow, AT&T, Papa John's, Santander, Foot Locker, CVS, Chase bank, Burger King, Boost Mobile, Metro by T-Mobile and many more...

### TRANSPORTATION



# LOCATION MAP



## DEMOGRAPHICS

**147,500+**  
POPULATION

**50,908+**  
HOUSEHOLDS

**\$35,692+**  
AVG INCOME



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## ABOUT THE SOUNDVIEW BRONX NY



Soundview is a long-established Bronx neighborhood with deep working-class roots, shaped by dense residential blocks, strong community identity, and a steady flow of everyday activity. It's a place where life feels lived-in and practical—families, longtime residents, and newer arrivals share the same streets, parks, storefronts, and transit lines, creating consistent foot traffic and reliable demand for neighborhood-serving services. The area is anchored by Soundview Park, one of the Bronx's major green spaces, and the waterfront along the East River, which gives the neighborhood a rare mix of urban density and open space. Residential building stock ranges from prewar walk-ups and rowhouse-style blocks to mid-century apartment buildings and newer multifamily development, reflecting decades of growth and reinvestment.

Commercial life centers on corridors like Westchester Avenue, Soundview Avenue, and Castle Hill Avenue, where the retail mix leans heavily toward essential, community-based businesses—bodegas, corner delis, pharmacies, barbershops, beauty salons, laundromats, discount retailers, takeout restaurants, and medical offices. These storefronts are not just conveniences; they function as neighborhood institutions, with many businesses serving the same customers year after year. Throughout the day, the streets stay active with commuters heading to work, parents running errands, and residents stopping in for quick meals or necessities, giving the area a consistent, resilient retail cadence that's less dependent on destination shopping and more driven by daily needs.

Soundview's connectivity is another defining feature. With access to the 6 train (via nearby stations like Elder Ave and Morrison–Sound View) and a strong network of bus routes, residents can reach other parts of the Bronx, Manhattan, and Queens efficiently.



FOR MORE INFORMATION,  
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