

821/825 JENNINGS ST

Bronx, NY 10459



Mixed-Use Building For Sale

MICHAEL SEZAN

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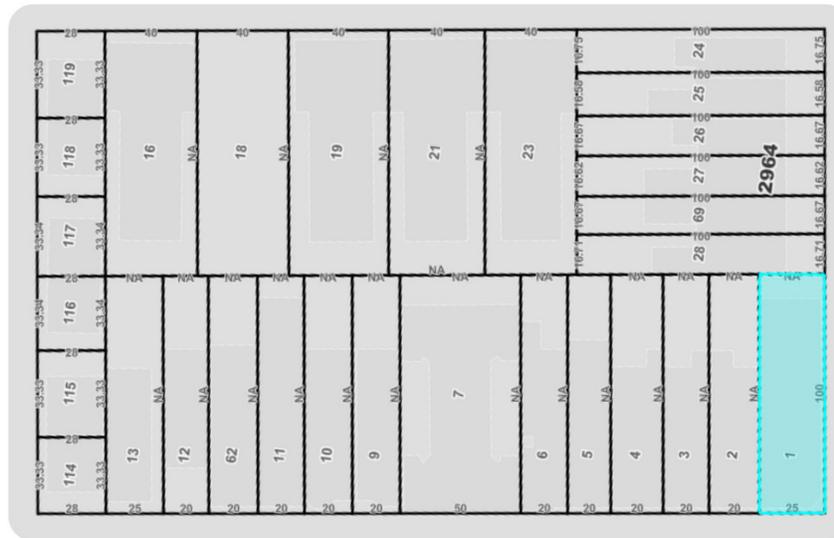
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Asset CRG Advisors, LLC. in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY SUMMARY

Stebbins Ave

E 170th St



Jennings St

Bristow St

PROPERTY ANALYSIS

Address	821/825 Jennings St, Bronx, NY 10459
Block & Lot	02964-0001
Neighborhood	Foxhurst
Cross Streets	Bristow St & Stebbins Ave
Asset Type	Mixed-Use
No. of Units & Stories	3+1 & 2
Lot SF	2,500 SF
Lot Size	25 ft x 100 ft
Building SF	3,910 SF
Building Size	25 ft x 83 ft
FAR (As Built)	3.44 (1.56)
Buildable	8,600 SF
Zoning	R7-1
Year Built	1902
Taxes & Tax Class	\$12,293 & 2A

ASKING PRICE

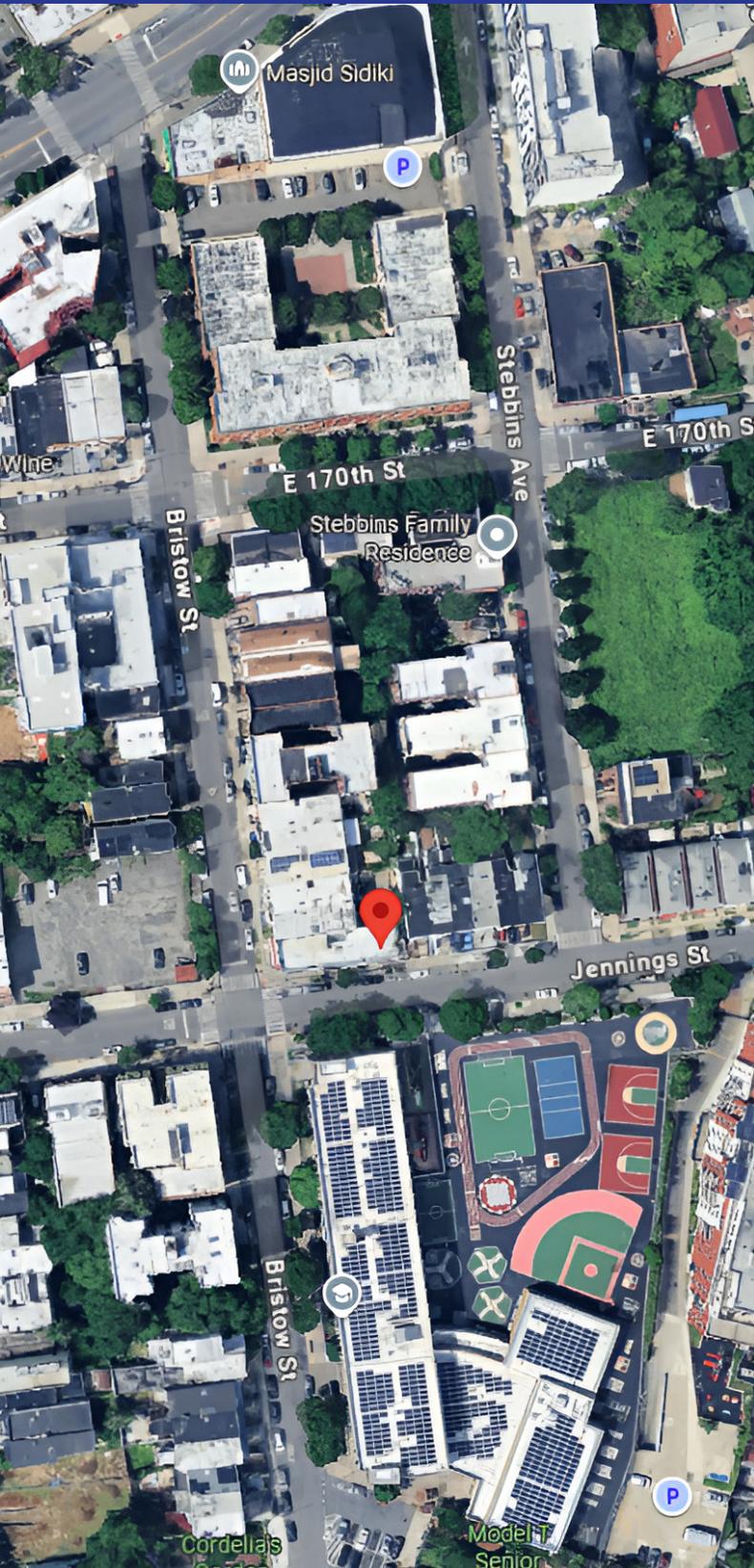
\$1,500,000

PPSF:	\$383.63
Cap Rate:	8.1%
GRM:	9.05

PROPERTY HIGHLIGHTS

- Two-story mixed-use building featuring three residential units and one commercial unit on a 2,500-square-foot lot in the Bronx.
- Zoned R7-1, the property has 3,910 square feet of existing building space and a total buildable area of 8,600 square feet, offering strong potential for expansion or redevelopment.
- Protected Tax Class 2A.
- Close to Freeman Street station (serving the 2 and 5 subway lines) and approximately a 15-minute walk to Whitlock Avenue station (served by the 6 line).

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Asset CRG Advisors, LLC, has been exclusively retained to market an exceptional investment opportunity in the Bronx: a two-story, mixed-use building featuring three-family units and one commercial unit on a 2,500-square-foot lot. Zoned R7-1, the building offers 3,910 square feet of existing space with a total buildable area of 8,600 square feet, providing significant potential for expansion, redevelopment, or conversion. The combination of residential and commercial units provides diversified income streams, while the property's location in a vibrant, well-connected neighborhood supports strong, consistent rental demand.

Residents and tenants benefit from close proximity to local shops, schools, and community amenities, with easy access to public transportation, including the Freeman Street station (2 & 5 lines) and Whitlock Avenue station (6 line). This turnkey asset is ideal for investors or developers seeking immediate cash flow and long-term growth potential in one of the Bronx's active and accessible areas.

LOCATION DESCRIPTION

821/825 Jennings Street is located in the heart of the Bronx's Crotona Park East, a dense, well-connected residential neighborhood known for its urban character and accessibility. The property is surrounded by local shops, restaurants, schools, parks, and community facilities, providing residents with a full range of daily amenities within walking distance. Public transportation is readily available, including the Freeman Street station (2 & 5 subway lines) and Whitlock Avenue station (6 line), offering convenient access throughout the Bronx and into Manhattan.

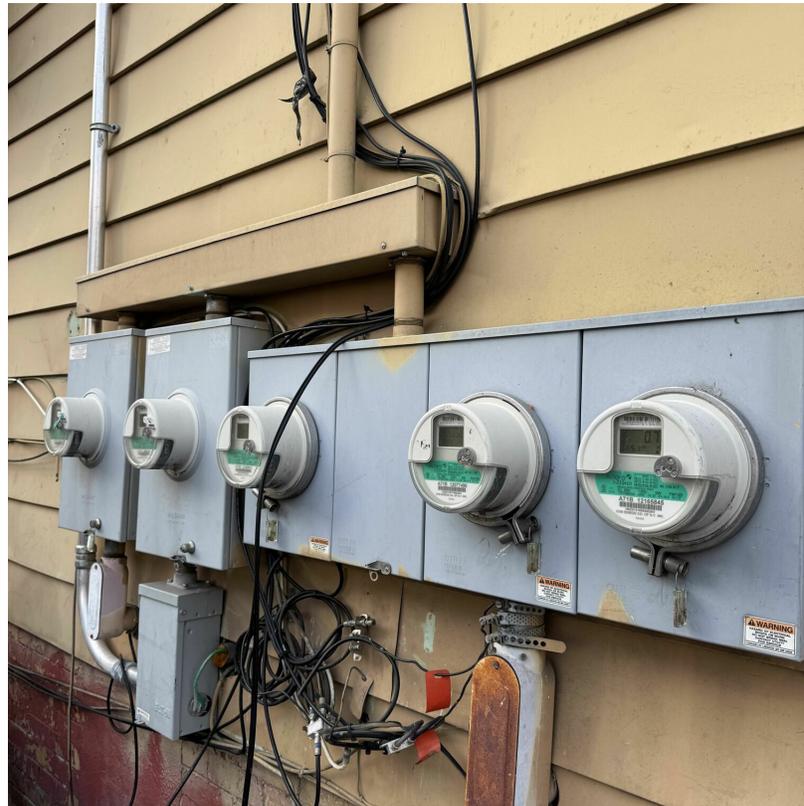
The surrounding area features a mix of multi-family buildings, mixed-use developments, and long-established community institutions, creating a vibrant and active neighborhood. This location offers both practicality for residents and strong potential for investors seeking steady rental demand and long-term growth.

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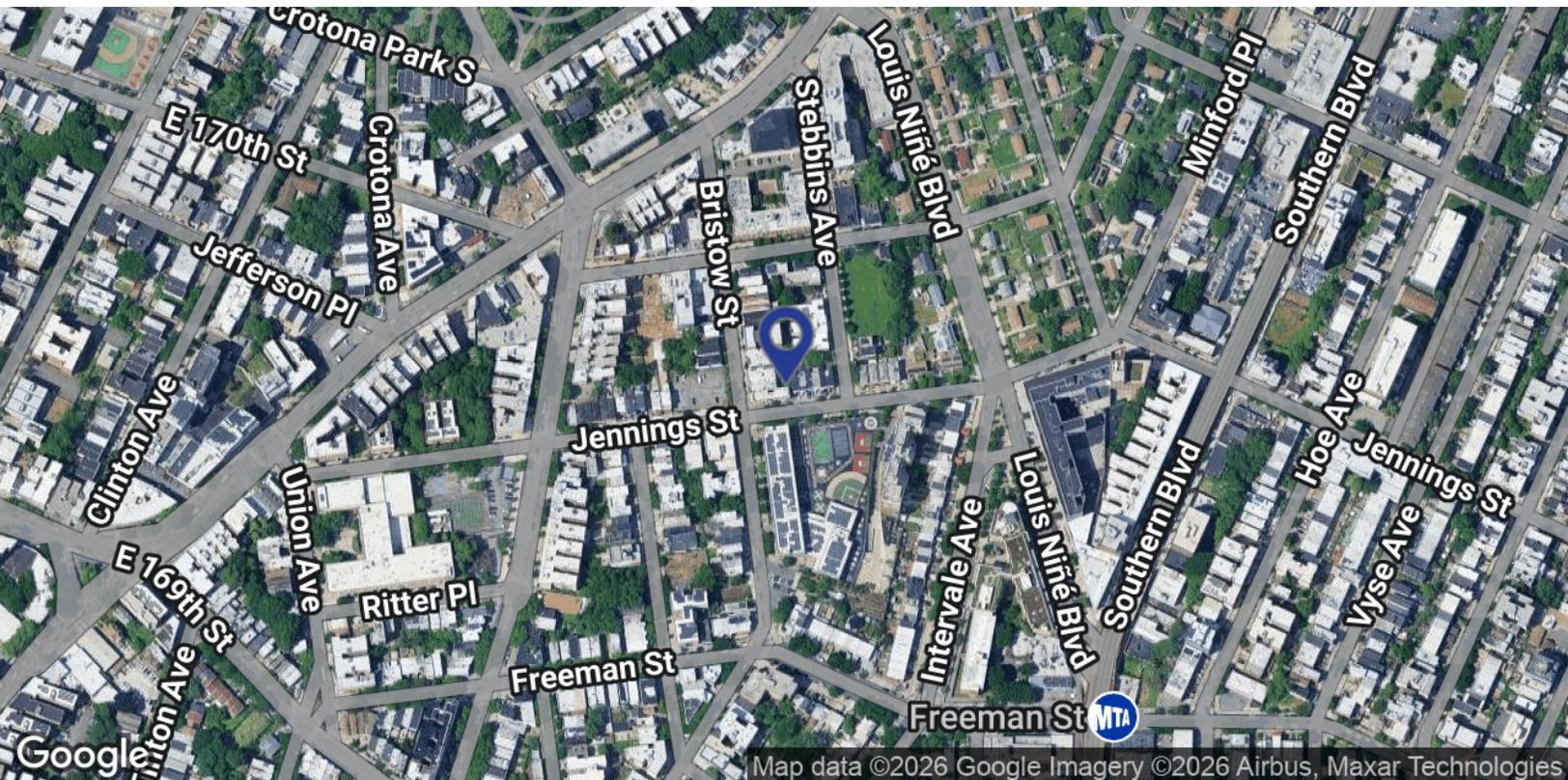
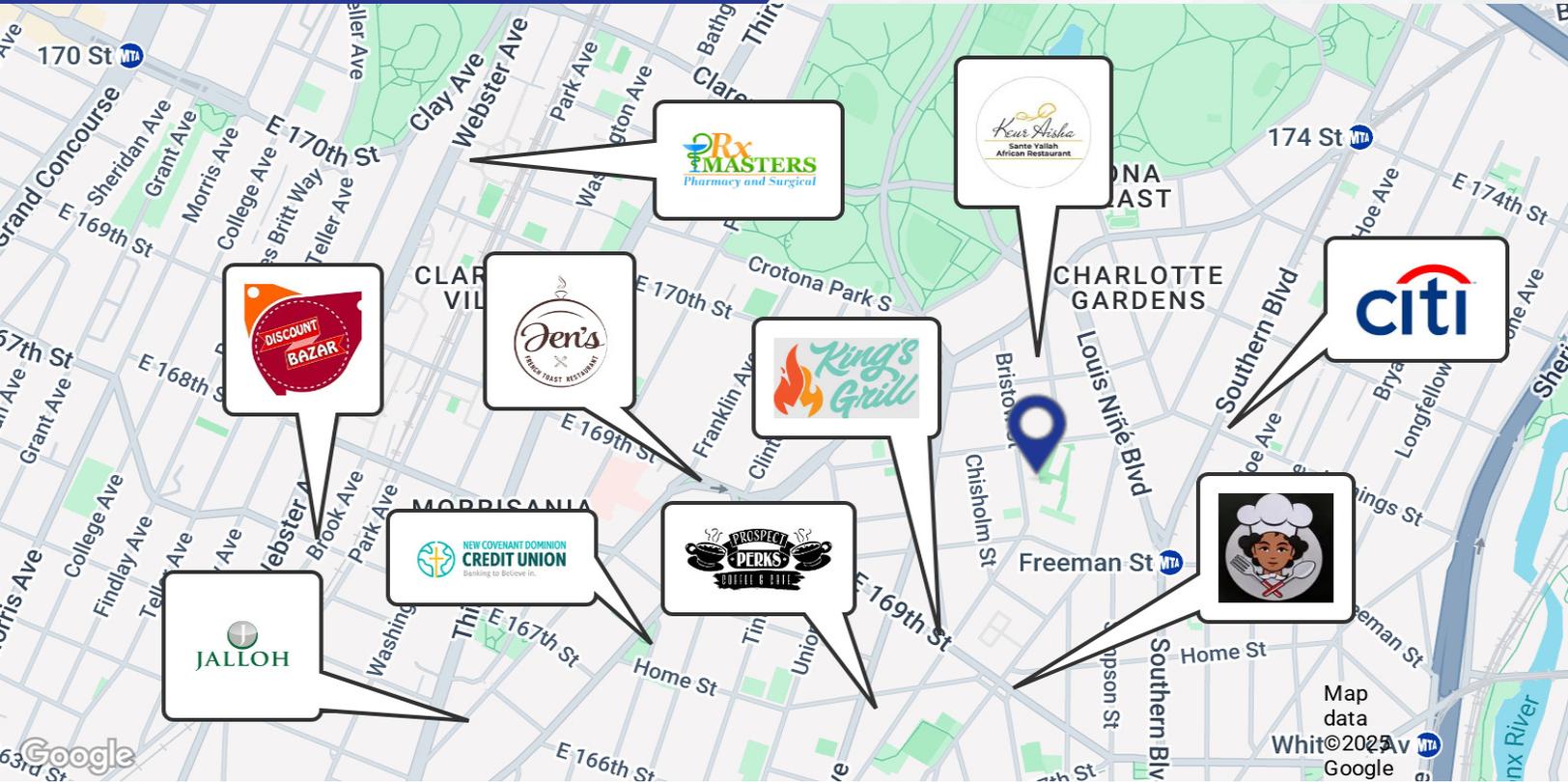
ADDITIONAL PHOTOS



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RETAILER & AERIAL MAP



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NEIGHBORHOOD OVERVIEW



FOXHURST

Foxhurst is a residential neighborhood located in the central Bronx, New York City. Known for its strong sense of community and cultural diversity, Foxhurst offers a dynamic urban environment while maintaining a neighborhood feel. The area is bordered by Crotona Park East to the west, Soundview to the south, West Farms to the north, and Hunts Point to the east. Tree-lined streets, row houses, multi-family buildings, and small apartment complexes reflect the neighborhood's residential character, blending quiet pockets with active city life.

Historically, Foxhurst developed in the early 20th century as part of the Bronx's urban expansion, influenced by the growth of public transit and nearby commercial corridors. Many older buildings and landmarks remain, preserving the neighborhood's historical identity while newer developments contribute to its evolving character. This mix of old and new adds to Foxhurst's unique charm and appeal.

While primarily residential, Foxhurst benefits from several busy commercial corridors, including Jennings Street and Westchester Avenue, which host shops, restaurants, grocery stores, and service businesses. Residents also enjoy access to nearby parks such as Crotona Park and St. Mary's Park, which provide green space for recreation, sports, and community events. Local amenities, including public schools, houses of worship, and health care facilities, are readily accessible.

Foxhurst is home to a diverse population, with strong African American and Caribbean communities contributing to a vibrant cultural scene. Local events, food, and music reflect this heritage, and small businesses throughout the neighborhood often showcase the area's cultural richness. The community continues to welcome newcomers from various backgrounds, fostering a dynamic and evolving neighborhood fabric.

Transit access is a key strength of Foxhurst, with multiple bus routes and nearby subway stations, including the 2 and 5 lines at Freeman Street and the 6 line at Whitlock Avenue, connecting residents to other parts of the Bronx and Manhattan. Its combination of affordability, convenient location, and strong community identity make Foxhurst an attractive neighborhood for families, working professionals, and long-term residents alike.

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