

**2225  
LODOVICK  
BRONX, NY**

**FOR SALE  
OR LEASE**



## PROPERTY INFORMATION

Discover a unique opportunity in the heart of Pelham Gardens, where tranquility meets convenience. Nestled in this coveted neighborhood, this property offers a serene suburban atmosphere while providing seamless access to vibrant city life. Situated near the MTA 5 Train and centrally located to major highways, shopping centers, and public transportation hubs, it promises unparalleled accessibility and connectivity.

A one-of-a-kind assisted living facility located in the peaceful residential neighborhood of Pelham Gardens makes it a rarity in today's real estate landscape. With a rich history of serving the community for decades, this establishment has been a pillar of support for individuals with disabilities. However, to cater to the evolving needs of the next generation of clients, substantial renovations and upgrades to the existing infrastructure are imperative.

- **3-Story Structure | 13,540 sqft**
- **25 Rooms, 9 Bathrooms, Cafeteria**
- **Lobby**
- **Fire Alarms and Sprinkler System**
- **Roof Age: 2019**

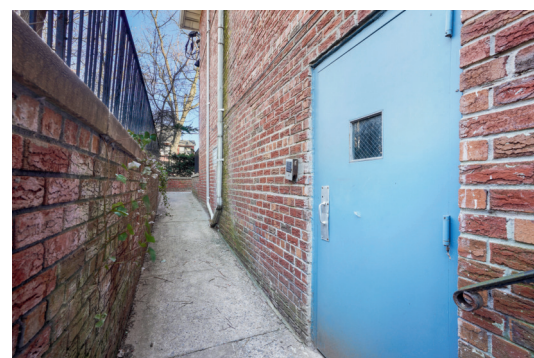
## CONTACTS

PAUL MOULINS  
Managing Director / Associate Broker  
PMoulins@kw.com  
C: 914-714-3777

DOMENICK CANALE  
Associate Broker  
DCanale@kw.com  
C: 347-221-2974

# 2225 Lodovick Ave, Bronx NY

## 13,540 SQFT - FOR SALE OR LEASE



### CONTACTS

PAUL MOULINS  
Managing Director / Associate Broker  
PMoulins@kw.com  
C: 914-714-3777

DOMENICK CANALE  
Associate Broker  
DCanale@kw.com  
C: 347-221-2974

**KW** COMMERCIAL<sup>SM</sup>  
DIVISION OF KELLER WILLIAMS REALTY GROUP

760 WHITE PLAINS RD, SCARSDALE, NY 10583 | 2300 EASTCHESTER RD, BRONX, NY 10469 | O: 914-902-8700 | KWCOMMERCIALNEWYORK.COM

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification