

FOR SALE

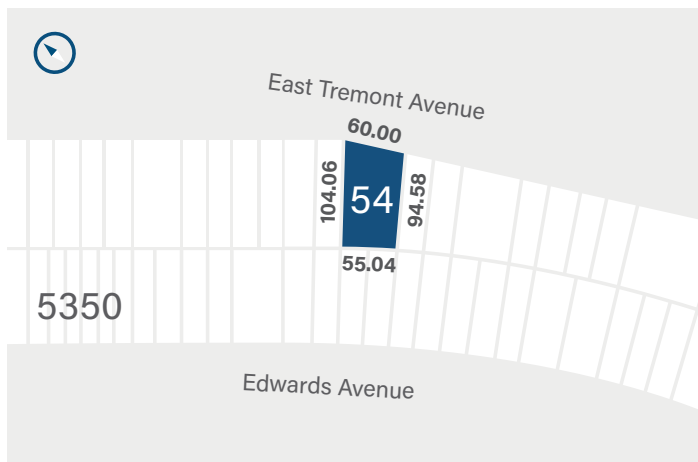
3146 EAST TREMONT AVENUE, BRONX, NY 10461

TWO-STORY RETAIL BUILDING DELIVERED VACANT

PROPERTY SUMMARY

Block/Lot	5350 / 54
Lot Dimensions	60.00 ft x 104 ft
Lot Size	5,466 SF
Building Dimensions	60.00 ft x 104 ft
Gross Building Size	9,030 SF
Stories	2
Floor 1	5,060 SF
Floor 2	3,975 SF
Zoning	R4-1, C1-2
Residential FAR	1.50
Commercial FAR	1.00
Community Facility FAR	2.00
Buildable SF Residential	8,199 BSF
Buildable SF Commercial	9,030 BSF
Buildable SF Community Facility	8,199 BSF
Assessment	\$437,130
Tax Class	4
Minus Reductions	(\$15,430)
Tax Rate	10.848%
Taxes	\$45,746

All measurements and square footage estimates are approximate



ASKING PRICE: \$3,400,000



KATHY ZAMECHANSKY
KZA Realty Group Inc.
Office: 718-829-5775 / Cell: 347-386-9452
www.kzarealty.com



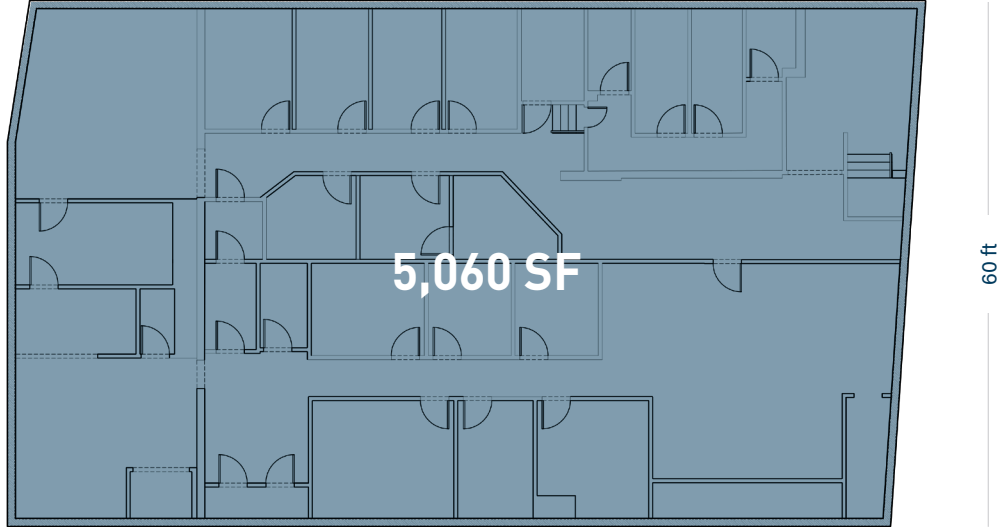
DAVID SIMONE
Company Broker
Office: 212-207-2403 / Cell: 917-559-4584
dsimone@concourserealtypartners.com

The information contained herein has been obtained from sources that we deem reliable, but we do not guarantee the accuracy of any information provided. All zoning information, square footage, buildable footage estimates, and uses must be independently verified. Prospective buyers should carefully verify all square foot numbers, income, and all other information contained herein. Consult an architect or appropriate zoning professional before making financial or legal decisions.

FOR SALE

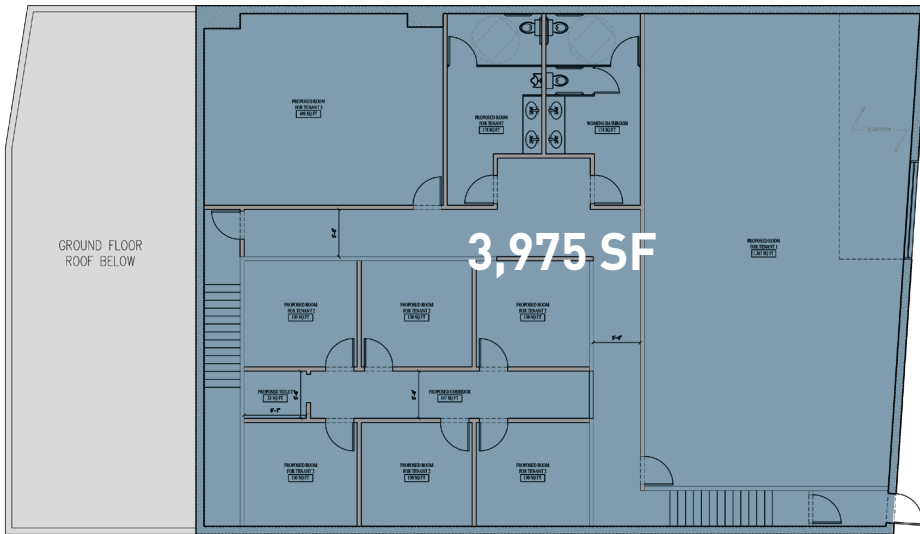
3146 EAST TREMONT AVENUE, BRONX, NY 10461

TWO-STORY RETAIL BUILDING DELIVERED VACANT



FIRST FLOOR

104 ft



SECOND FLOOR



KATHY ZAMECHANSKY
KZA Realty Group Inc.
Office: 718-829-5775 / Cell: 347-386-9452
www.kzarealty.com



DAVID SIMONE
Company Broker
Office: 212-207-2403 / Cell: 917-559-4584
dsimone@concourserealtypartners.com

The information contained herein has been obtained from sources that we deem reliable, but we do not guarantee the accuracy of any information provided. All zoning information, square footage, buildable footage estimates, and uses must be independently verified. Prospective buyers should carefully verify all square foot numbers, income, and all other information contained herein. Consult an architect or appropriate zoning professional before making financial or legal decisions.