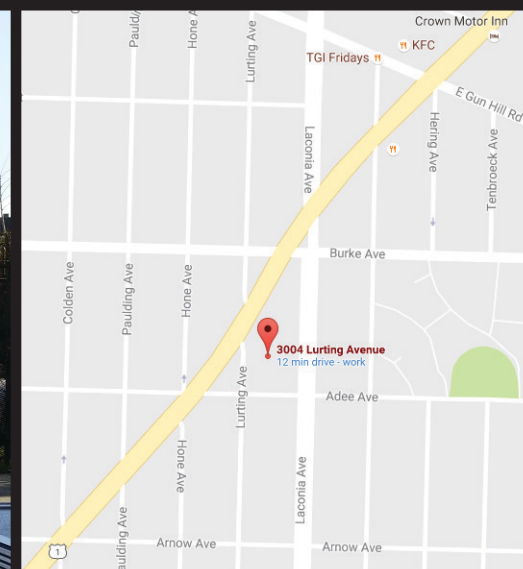


**FOR
INFORMATION**
FEINBERG BROS.
718 933-1800

COMMERCIAL & INDUSTRIAL REAL ESTATE



3004 LURTING AVENUE, BRONX

7,500' TOTAL LOT WITH 3,825' BUILDING

EXPOSURE TO BOSTON ROAD

SALE: \$1,800,000
(OVER FOR DETAILS)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, changes of price rental or other conditions prior sales, sales, lease or withdrawal without notice.

FEINBERG BROS. AGENCY, INC.

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INDUSTRIAL - COMMERCIAL REALTORS



S. JEROME FEINBERG
S. HERBERT FEINBERG
JOEL D. FEINBERG

AVAILABLE FOR SALE
DEVELOPMENT OR USER

LOCATION:	3004 Lurting Avenue, Bronx	ELECTRIC:	200 amps
BUILDING AREA:	3,825' - 2,500' building + 1,325' storage area	HEAT & AC:	Mitsubishi HVAC units + gas fired hot water baseboard
CONSTRUCTION:	One story, brick & block, 25' X 100'	OFFICES:	Two Rooms
CEILING:	11'	PARKING:	3,675' - level, graveled, fenced
ZONING:	C-8-1/R5 - Heavy commercial or residential FAR: C-8-1 1 = 7,500' buildable FAR: R5 1.25= 9,375' buildable FAR: Community facility 2.4 = 18,000' buildable	SALE:	\$1,800,000
		TAXES:	Approx \$28,751/annum (24/25)
REMARKS:	Good exposure,75' frontage on Lurting with exposure to Boston Road (50' away), at bus, 10 blocks to subway (#5), 1/2 mile to Bronx River Parkway, Hutchinson River Parkway, New England Thruway (1-95), available 60 days from contract.		