

101-115 East Mount Eden Avenue, Bronx, NY 10452

Five Commercial Stores with Development Potential

FOR SALE

6,125 SQ. FT.

Building Size

100'

Retail Frontage

R8A/C1-4/J

Zoning

58,500 SQ. FT.

Max SF of ZFA



Concourse Realty has been retained on an exclusive basis to arrange for the sale of 101-115 East Mount Eden Avenue. The subject property consists of 5 stores: 4 occupied and 1 vacant. The property features 100' of frontage along East Mount Eden Avenue.

The 8,125 square foot lot allows for the construction of approximately 58,500 square feet of residential space, out of which 16,250 square feet could be commercial space.

It is a rare opportunity, in today's marketplace, to purchase an income-producing retail building on a busy street with tremendous development potential.

PROPERTY FEATURES

Block/Lot	2838/1
Building Dimensions	100' x 75'
Building Size	6,125 Sq. Ft.
Number of Units	5
Property Type	One Story Retail Building
Property Class	(K1)
Year Built	1920
Year Last Altered	1996
Lot Dimensions	100' x 75'

Retail Frontage	100'
Lot Area	8,125 Sq. Ft.
Zoning	R8A/C1-4/J
FAR	7.2
Max SF of ZFA	58,500 Sq. Ft.
Unused Development Rights	52,375 Sq. Ft.
Assessed Value	\$483,840
Tax Rate	Tax class 4-10.514%
Property Taxes (2019/2020)	\$50,871

Asking Price: \$4,500,000



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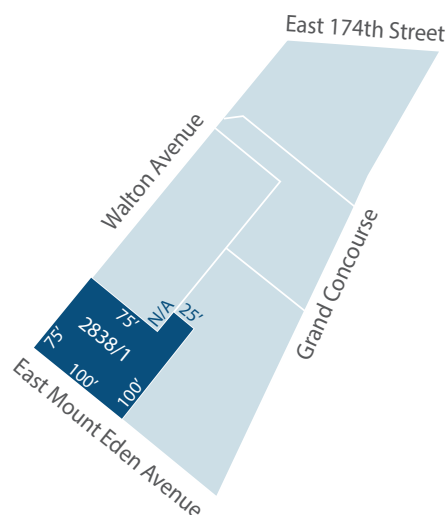
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FOR SALE

INCOME

EXPENSES

Effective Gross Annual Income	\$298,200
Less Expenses	\$53,934
Net Operating Income	\$244,267



Asking Price: \$4,500,000



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