

# 2601 Westchester Avenue Bronx NY

FOR SALE

37.92' x 90.42' (irregular)  
R7A/C2-4 zoning



**3,100 Sq. Ft.**  
Lot Area

**R7A/ C2-4**  
Zoning

**14,260 Sq. Ft.**  
Max SF of ZFA

Concourse Realty has been hired to sell 2601 Westchester Avenue. This property is currently an auto repair shop but will be delivered vacant. The corner location is an approximately 3,100 square foot lot and located in an Opportunity Zone. The site offers high visibility on one the Bronx's busier streets. 2601 Westchester Avenue is zoned R7A/C2-4 and allows for the construction of approximately 14,260 square feet of residential space under the City's Mandatory Inclusionary Housing Program. The property allows for approximately 12,400 square feet of community facility space out of which 6,200 square feet could be commercial.

2601 Westchester Avenue is conveniently located near the Bronx's largest hospitals, The Hutch Metro Center and a number of Government Offices. There is easy access to Manhattan via the #6 subway station at Westchester Sq.- E. Tremont and the Hutchison River Parkway is one block away.

## PROPERTY FEATURES

Neighborhood	Westchester Square	Community Facility FAR	4.0
Block/Lot	4133/1	Residential Buildable Sq. Ft.	14,260 Sq. Ft. *
Property Type	Auto Repair	Community Facility Buildable Sq. Ft.	12,400 Sq. Ft.
Property Class	G2	Commercial Buildable Sq. Ft.	6,200 Sq. Ft.
Lot Dimensions	37.92' x 90.42'	Assessed Value	\$103,140
Lot Area	3,100 Sq. Ft.	Tax Rate (Class 4)	10.5370%
Zoning	R7A/ C2-4	Real Estate Taxes	\$9,122.96
FAR	4.6* / 2.0	Opportunity Zone	Yes

\* Mandatory Inclusionary Housing

**Asking Price \$975,000**



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