



**MLS#:** 2922611      **Active**      **Area:** 11  
**Addr:** 4327 Bronx Blvd      **LP:** \$1,950,000

**PO:** Bronx      **Zip Code:** 10466

**City/Town:** Bronx  
**Village:** Bronx

**For Sale:** S or L      **For Lease:** S or L      **Lse/Sale Price Desc:** 15000 per month  
**Prop Type:** IND1      **Trans Type:** User  
**Total Bldg Size:** 22500      **SqFt/Avail. Sp:** 24336      **Zoning:** M1  
**#Floor/Lvls:** 2      **Lvls in Unit:** 2

**Current Uses:** Auto Sales, Light Industrial, Retail  
**Permitted Uses:** Auto Sales, Light Industrial, Warehouse  
**Elevator:** No      **Sprinkler:** No  
**Ceiling Height:** 15      **Parking:** 26-50 Spaces, Off Site Street  
**Floor Load:**      **Loading:** No  
**Frontage:** 105      **Assmt:** \$334520  
**Weekend Service:** Yes      **Year Built:** 1925  
**Electric Amps:** 200      **Elec CO:** Con-Edison

**Taxes:** \$30427      **Tax ID#:**      **Util Exp:**  
**Super/Maint Exp:**      **Supplies Exp:**      **Payroll Exp:**  
**Garbage Exp:**      **Water Exp:**      **Other Exp:**  
**Total Exp/Yr:**      **Financing Avail:** No      **Heat Exp:**  
**Total Income/Yr:**      **Rental Inc:**      **Busn Income:**

**Amenities:** Basement, Close to Bus, Close To Railroad, Storage Area      **Roof:** Asphalt  
**Construct:** Block, Concrete, Steel      **Gas:** Public  
**Heat:** Other/See Remarks      **Fuel:** Gas  
**A/C:** None      **Water:** Municipal  
**Sewer:** Sewer      **Plumbing:** Mixed

**Remarks:** Located in the Wakefield Section of the Bronx this 2 story garage was built in 1925 of Concrete block foundation w/block and steel framing. 24,336 SF of usable space consists of the main floor, mezzanine and full basement, which can be accessed by two interior stairwells. There is an automotive ramp located on the south side of the building. There are 3 overhead drive-in doors, 2 of which access the ground floor. Currently there is no heat in the building and the buildings must be repaired.

**Directions:** Bronx River Parkway to Exit 10 towards East 233rd Street, make a slight left onto Bronx Boulevard.

Westchester-Putnam MLS

Richard D Salinaro

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