



MLS#: 2922624 **Active** **Area:** 11
Addr: 4327-4353 Bronx Blvd **LP:** \$5,875,000

PO: Bronx **Zip Code:** 10466

City/Town: Bronx
Village: Bronx

For Sale: Sale **For Lease:** Sale **Lse/Sale Price Desc:**
Prop Type: IND1 **Trans Type:** User
Total Bldg Size: 24696 **SqFt/Avail. Sp:** 42689 **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:** 51-100 Spaces, Off Site Street, On Site Garage
Floor Load: **Loading:** No
Frontage: 500 **Assmt:** \$404100
Weekend Service: Yes **Year Built:** 1920
Electric Amps: 200 **Elec CO:** Con-Edison

Taxes: \$87859 **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: None **Fuel:** Gas
A/C: None **Water:** Municipal
Sewer: Sewer **Plumbing:** Mixed

Remarks: THREE properties are included in this listing. 4327-4329 Bronx Blvd. features a 22,500 SF Two story garage w/15ft ceilings. Perfect for vehicle storage or warehouse. 4352 is a 10,000 SF lot w/a 1,260 SF one story building featuring 2 service bays, an office & storage room, C8-1 Zoning: Automotive-commercial. 4353 is a 9,100 SF Single Story Bldg & 12,150 SF Grade Level Parking lot. Zoned for M-1, light manufacturing, there is 10,000 SF of additional lower level pkg. Parcels can be bought indiv

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

Westchester-Putnam MLS

Richard D Salinaro

914-337-7888