

# HOULIHAN & O'MALLEY

*Real Estate Services, Inc.*

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## EXCLUSIVE

### HUNTS POINT MEAT MARKET – UNIT E 10

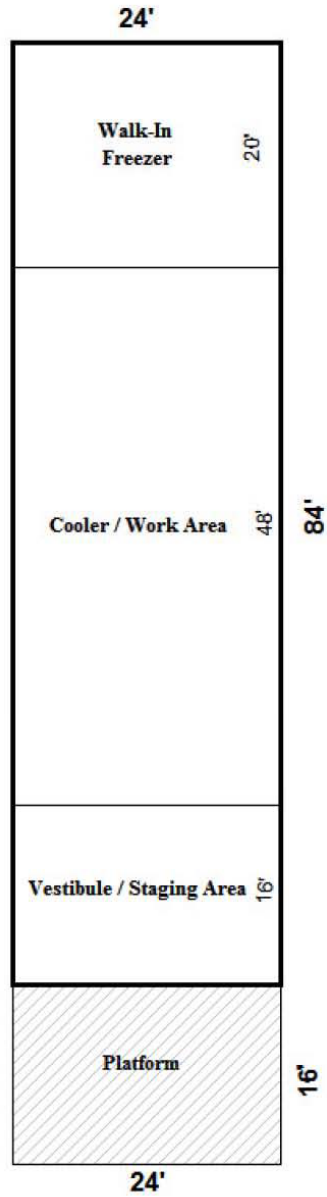
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- Address:** 355 Food Center Drive  
Unit E 10  
Hunts Point Meat Market  
Bronx, New York
- Location:** Food Center Drive is in the south east corner of the Hunts Point Peninsula and is generally accessed from either Hunts Point Avenue or Halleck Street.
- Tax Map ID:** Block 2781, Lot 500 – there is one tax lot for the entire Market
- Description/Size:** 3,240 sq. ft total  
First level 24' x 100' depth - 2,400 SF as follows: dock-24' x 16', vestibule-24' x 16', cooler-24' x 48', freezer-24' x 20. Dock area can be enclosed.  
Second level 840 sq. ft has offices, USDA inspector room, two half baths, storage, employee room.  
Loading dock in front of space; 2 parking spaces in front of building
- Common Charges/Electric:** Monthly common charges \$5,067 includes electric usage for lights, walk-in cooler & freezer, water, sewer, real estate taxes, garbage removal, snow removal, heat, air conditioning, all items of structural maintenance, including repair/replacement of refrigeration equipment, are responsibility of coop corp and are included in maintenance charges; 2 parking spaces in front, 5 employee spaces in rear. Additional parking in rear is available at \$13 per month per space. Separate electric expense is charged for any additional machinery put in use.
- Asking Price:** **\$450,000**
- Features:** In Empire Zone; benefits to a new or relocating business are substantial (see-<http://www.nyc.gov/html/sbs/nycbiz/html/incentives/zone.shtml>). Excellent location, convenient to Cross Bronx (I95), the Bruckner (I278), the Deegan (I87), easy access to NYC, queens, Brooklyn and Westchester County.

Call Dan Houlihan at 914-337-7728-ext 16 or Gerry Houlihan at 914-961-4840

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UNIT E10