

FOR SALE

500 EAST TREMONT AVENUE, BRONX, NY 10457

80' FRONTAGE CORNER COMMERCIAL BUILDING IN TREMONT

KZA Realty & Concourse Realty Partners are pleased to present 500 East Tremont Avenue — a fully occupied, single-story retail building located in the heart of the vibrant Tremont neighborhood in the Bronx.

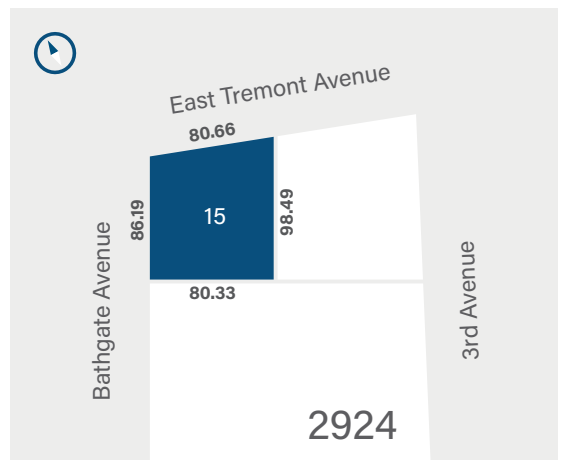
This well-maintained property comprises 6,166 square feet of retail space across six storefront units, offering stable in-place income with upside potential.

Positioned on a 6,880 square foot lot, the property is zoned C4-5X, allowing for up to 41,280 buildable square feet under the city's UAP (Universal Affordability Preference) program — making this an ideal opportunity for both investors and developers seeking long-term growth and value-add potential in a high-demand corridor.

PROPERTY SUMMARY

Location	Southeast corner of E Tremont Ave and Bathgate Ave
Block/Lot	2924 / 15
Lot Dimensions	80.33 ft x 86.08 ft
Lot Size	6,880 SF
Building Dimensions	80.33 ft x 82 ft
Gross Building Size	6,166 SF
Stories	1
Units	6
Zoning	C4-5X
Residential FAR	5.00
Residential FAR (UAP)	6.00
Commercial FAR	4.00
Community FAR	5.00
Qualified Opportunity Zone (OZ)	Yes
Residential Buildable	34,400 BSF
Commercial Buildable	26,556 BSF
Community Facility Buildable	34,400 BSF
(UAP) Total Buildable SF	41,280 BSF
Minus Existing Structure	6,166 SF
Available Air Rights	34,641 BSF
Taxes	53,058

All measurements and square footage estimates are approximate



ASKING PRICE \$3,150,000



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The information contained herein has been obtained from sources that we deem reliable, but we do not guarantee the accuracy of any information provided. All zoning information, square footage, buildable footage estimates, and uses must be independently verified. Prospective buyers should carefully verify all square foot numbers, income, and all other information contained herein. Consult an architect or appropriate zoning professional before making financial or legal decisions.