

FOR SALE

2072 NEWBOLD AVENUE, BRONX, NY 10462

TRANSIT-ORIENTED CORNER PROPERTY IN THE BRONX

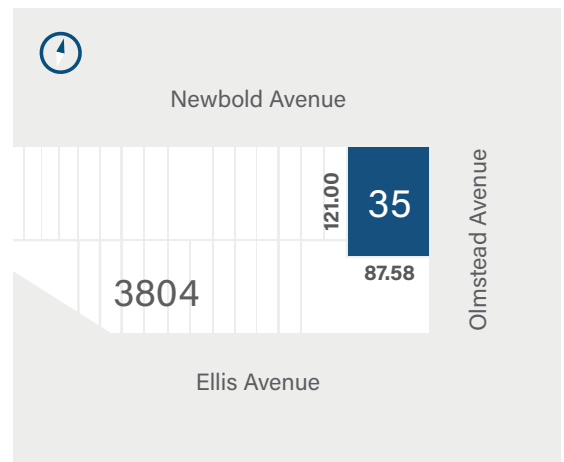


PROPERTY SUMMARY

Location	Southwest corner of Newbold Avenue and Olmstead Avenue
Block/Lot	3804 / 35
Lot Dimensions	121 ft x 87.58 ft
Lot Size	11,541 SF
Building Size	11,200 SF
Zoning	R5
Residential FAR	2.00
Community Facility FAR	2.00
Buildable SF Residential	23,082 BSF
Buildable SF Community Facility	23,082 BSF
Assessment	\$918,000
Tax Class	4
Tax Rate	10.848%
Taxes Before Abatement	\$99,585
Minus Exemptions	(\$99,585)
Annual Property Tax	\$0

All measurements and square footage estimates are approximate

- 121 feet of frontage on Olmstead Avenue, the property offers a 11,541 SF lot that allows for 23,082 BSF (as-of-right)
- R5 zoning allows for a 2.0 FAR as-of-right Residential Allows for 2.0 FAR Community Facility
- Existing 11,200 SF Church Building
- Transit-Oriented corner location in the Unionport section of the Bronx



ASKING PRICE: \$3,100,000



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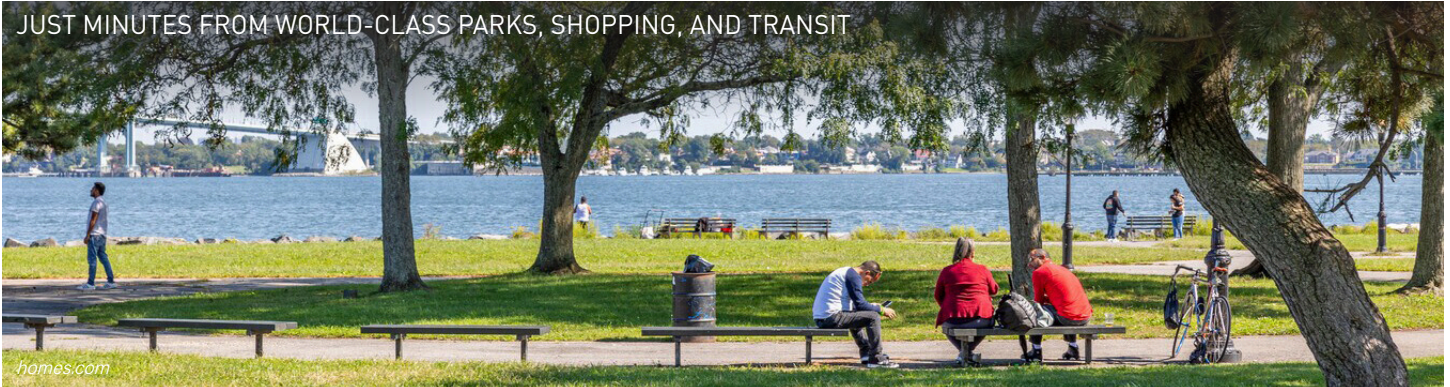
The information contained herein has been obtained from sources that we deem reliable, but we do not guarantee the accuracy of any information provided. All zoning information, square footage, buildable footage estimates, and uses must be independently verified. Prospective buyers should carefully verify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

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TRANSIT-ORIENTED CORNER PROPERTY IN THE BRONX

JUST MINUTES FROM WORLD-CLASS PARKS, SHOPPING, AND TRANSIT



NEIGHBORHOOD HIGHLIGHTS

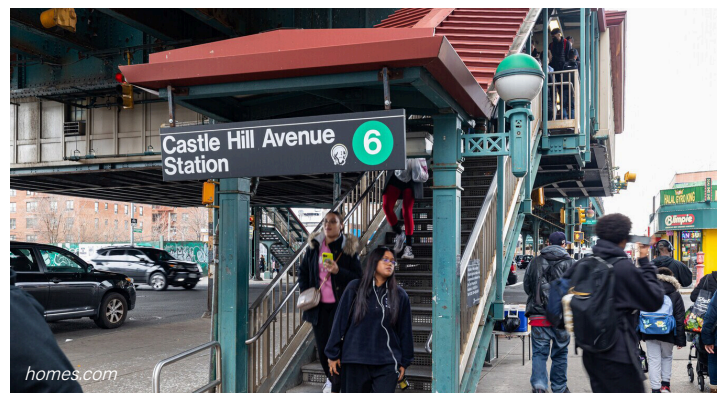
Unionport is a vibrant, walkable, family-oriented community in the Bronx. Tree-lined streets, brick rowhouses, and a diverse mix of residents create a strong sense of place. This prime R5-zoned corner sits at the crossroads of opportunity — close to major parks, retail corridors, and Manhattan-bound transit.

Recreation & Green Space

- Minutes from Pelham Bay Park (NYC's largest park) and Orchard Beach
- Short walk to Ferry Point Park and the revitalized Westchester Creek waterfront
- Bronx River Greenway expansion and new ferry service bringing waterfront access and tourism potential

Retail & Dining

- Bustling commercial corridors on White Plains Road, Castle Hill Avenue, and Lafayette Avenue
- Everyday essentials: C-Town Supermarket, local bakeries, butchers, and salons
- Popular eateries including Sabrosura, Starbucks and a variety of multicultural restaurants and cafés
- Nearby Bruckner Commons and The Mall at Bay Plaza for larger shopping and entertainment



Transportation

- 6 subway at Castle Hill Av (1-2 minute walk) and Parkchester Station
- Multiple bus routes (Bx4, Bx22, etc.) right outside the property
- Direct access to Bruckner Expressway, Cross Bronx Expressway (quick drive to Manhattan or Westchester), Hutchinson River Parkway, the Bronx River Parkway, and the Whitestone Bridge (quick access to Queens)

Market & Community

- Diverse, growing residential area with strong family demographics and high transit usage
- Proximity to "Medical Mile," Bronx Zoo (≈2 miles), and major employers
- Bronx residential market showing steady price appreciation and development activity (new mixed-use projects nearby)
- Ideal for residential or mixed-use development under current R5 zoning (23,082 SF buildable residential)

Why Investors Choose Unionport

Crime in the immediate area has declined significantly over the past 25 years, making the neighborhood measurably safer than it once was. This trend supports stable tenancy and long-term property value growth.



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TRANSIT-ORIENTED CORNER PROPERTY IN THE BRONX



Banks & ATMs

- 1 Bank of America Financial Center
- 2 Citizens
- 3 Santander Bank Branch
- 4 Chase Bank
- 5 TD Bank
- 6 Citi Bank
- 7 Apple Bank

Retail

- 1 T-Mobile Authorized Retailer
- 2 Macy's
- 3 Marshalls
- 4 Five Below
- 5 Chang Li Supermarket Inc.
- 6 Dollar Tree
- 7 People's Department Store
- 8 Bronx Clothing Store
- 9 Family Dollar

Food & Drink

- 1 McDonald's
- 2 Pizza Hut
- 3 Halalbee's
- 4 Auntie Anne's/Cinnabon/Carvel
- 5 Halal Munchies
- 6 Jenny's Roti Shop
- 7 Barrio BX
- 8 Brisas del Caribe
- 9 Lulu's Coffee Shop
- 10 Sabrosura Restaurant
- 11 Ranch
- 12 Mr. Cake Bakery & Dessert
- 13 Cayena Lounge
- 14 F & Y Deli
- 15 House of mandi
- 16 Cross Bronx Pizzeria
- 17 Luxe waffle
- 18 General Tso's

- 19 City Star Mini Market
- 20 New Five Star Kacchi Biryani House
- 21 Mr soffee
- 22 Juices For Life
- 23 Wendy's
- 24 Estrellita Poblana

Health

- 1 Walgreens
- 2 Advanced Allergy & Asthma Assesment & Diagnostics P.C.
- 3 Bruckner Dental Group LLP
- 4 Pugsley Dental Center
- 5 Case View Medical
- 6 Ataul Chowdhury, MD (Primary Care Doctor)
- 7 The Dermatology Specialists-Parkchester
- 8 Advanced Dermatology P.C. | Parkchester
- 9 S.M.N. Health and Beauty Corp



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