

FOR SALE

2356 ARTHUR AVENUE, BRONX, NY 10458

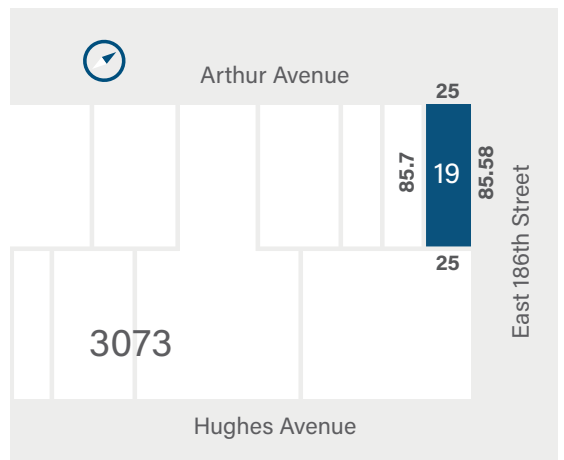
PRIME ARTHUR AVENUE RETAIL & REDEVELOPMENT OPPORTUNITY

PROPERTY OVERVIEW

Positioned along the iconic Arthur Avenue corridor, 2356 Arthur Avenue offers a compelling combination of visibility, neighborhood character, and long-term upside. The one-story brick retail building provides approximately 2,050 square feet and a flexible layout suited to restaurant, storefront, owner-user, renovation, or income-generating concepts. R6 zoning with a C1-4 commercial overlay may support additional residential potential above the ground floor.

Address	2356 Arthur Avenue, Bronx, NY 10458
Location	Southeast corner of Arthur Avenue and East 186th Street
Block / Lot	3073 / 19
Lot Dimensions	25 ft x 85.7 ft
Lot Size	2,141 SF
Building Dimensions	25 ft x 82 ft
Gross Building Size	2,880 SF
Stories	1
Units	1
Zoning	R6, C1-4
SF in Zoning Area	2,141 SF
Residential FAR	2.20
Commercial FAR	2.00
Community Facility FAR	4.80
Residential Buildable	4,710 BSF
Commercial Buildable	5,760 BSF
Community Facility Buildable	10,277 BSF
Assessment	\$268,110
Tax Class	4
Tax Rate	10.848%
Taxes before Abatement	\$29,085

All measurements and square footage estimates are approximate



ASKING PRICE: \$1,900,000



KATHY ZAMECHANSKY
KZA Realty Group Inc.
Office: 718-829-5775 / Cell: 347-386-9452
www.kzarealty.com



DAVID SIMONE
Company Broker
Office: 212-207-2403 / Cell: 917-559-4584
dsimone@concourserealtypartners.com

Information has been compiled from publicly available marketing and property sources and is subject to errors, omissions, prior sale, withdrawal, and change without notice. Dimensions, zoning, taxes, permitted uses, development rights, Opportunity Zone status, and all other facts should be independently verified by prospective purchasers and their professional advisers. This material is for marketing purposes only and does not constitute legal, tax, zoning, engineering, or investment advice.

FOR SALE

2356 ARTHUR AVENUE, BRONX, NY 10458

PRIME ARTHUR AVENUE RETAIL & REDEVELOPMENT OPPORTUNITY



INVESTMENT HIGHLIGHTS

- Prime Arthur Avenue address amid renowned restaurants, specialty food shops, and established neighborhood destinations.
- Flexible owner-user or investment profile with potential for restaurant, retail, renovation, or repositioning.
- Value-add potential through redevelopment and possible residential use above the commercial floor.
- Full basement with walk-out access offers additional storage and operational utility.
- Brick construction, central air, public water and sewer, and natural gas support a range of commercial concepts.
- Located within a Qualified Opportunity Zone, offering potential strategic benefits for eligible investors who consult their tax and legal advisers.

THE ARTHUR AVENUE ADVANTAGE

Arthur Avenue is one of New York City's most distinctive culinary and retail corridors, known for generations of destination dining, independent merchants, and enduring neighborhood identity. The property's Belmont location places it within an exceptionally walkable, transit-rich area and offers direct access to the energy of the Bronx's Little Italy. For an entrepreneur, operator, or investor seeking a recognizable address with authentic character, 2356 Arthur Avenue presents a standout opportunity.



KATHY ZAMECHANSKY

KZA Realty Group Inc.
Office: 718-829-5775 / Cell: 347-386-9452
www.kzarealty.com



CONCOURSE
REALTY PARTNERS

DAVID SIMONE

Company Broker
Office: 212-207-2403 / Cell: 917-559-4584
dsimone@concourserealtypartners.com

Information has been compiled from publicly available marketing and property sources and is subject to errors, omissions, prior sale, withdrawal, and change without notice. Dimensions, zoning, taxes, permitted uses, development rights, Opportunity Zone status, and all other facts should be independently verified by prospective purchasers and their professional advisers. This material is for marketing purposes only and does not constitute legal, tax, zoning, engineering, or investment advice.