

FOR SALE

801-805 EAST 136TH STREET, BRONX, NY 10454

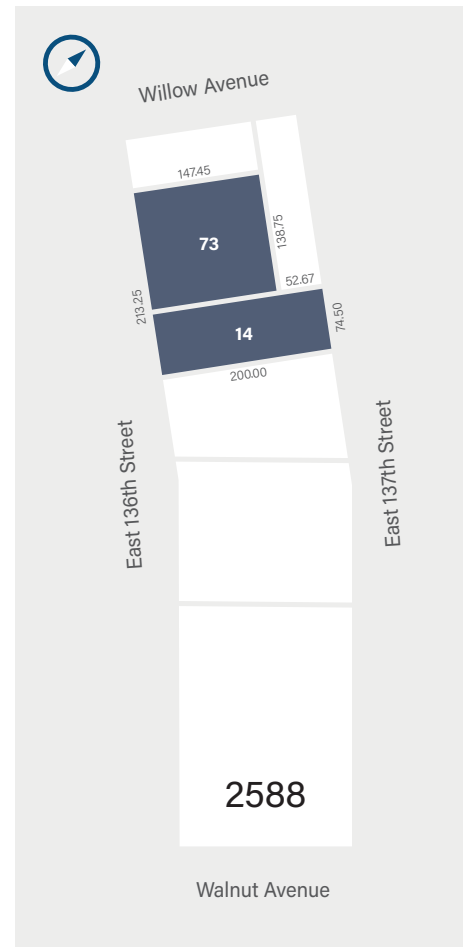
Lot Size	Delivered	Total Buildable SF	Neighborhood	Parking	Asking Price
35,350 SF	VACANT	70,700 SF	Port Morris	Block-Through	\$16,500,000

PROPERTY INFORMATION

Concourse Realty Partners has been retained on an exclusive basis for the sale of 801 and 805 East 136th Street in the Port Morris section of the Bronx. The properties consist of a 20,450 square foot industrial building and an adjoining 14,900 square foot lot that runs through the block from street to street. The properties will be delivered vacant and the one story building features an open layout and ceiling heights ranging from 10' - 15'. The owner leases 8,900 square feet at 805 East 136th Street on a month to month basis; it will be delivered vacant. The properties are located three blocks from the Cypress Avenue subway station serviced by the 6 train and are also accessible by a variety of bus routes. The subject properties benefit from easy access to the other boroughs by multiple bridges and highways including the Bruckner Expressway, the Cross Bronx Expressway and the Major Deegan Expressway.

PROPERTY SNAPSHOT

Address	801 East 136th Street	805 East 136th Street
Block & Lot	2588 - 73	2588 - 14
Lot Dimensions	138' x 147'	74' x 200'
Lot Size	20,450 SF	14,900 SF
Building Dimensions	138' x 147'	-
Stories	1	-
Gross Building Size	20,139 SF	-
Zoning	M1-2	M1-2
Commercial FAR	2.0	2.0
Total Buildable SF	40,900	29,800
Assessment	\$438,300	\$280,710
Tax Rate	10.7550%	10.7550%
RE Taxes	\$47,139	\$30,190



DAVID SIMONE

President | Broker

Direct: 212-207-2403 / Cell: 917-559-4584
dsimone@concourse realestatepartners.com

BRADLEY EVANS

Director of Sales

Direct: 212-207-2402 / Cell: 646-351-7378
bevans@concourse realestatepartners.com

2 Park Avenue, 20th Floor
New York, NY 10016
(212) 207-2400

info@concourse realestatepartners.com

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