

FOR SALE

2961- 2963 WEBSTER AVENUE, BRONX, NY 10458

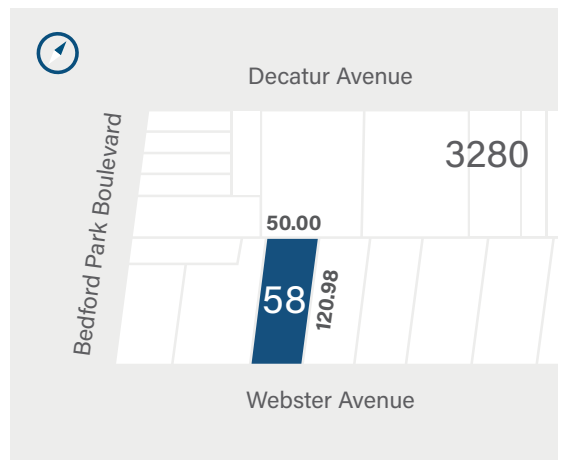
TWO UNIT COMMERCIAL BUILDING | BEDFORD PARK, BRONX

2961-2963 Webster Avenue offers a 6,639 SF single-story, two-unit commercial building with 27,174 SF of available air rights. Strategically positioned on the west side of Webster Avenue between Bedford Park Blvd. and East 201st Street, the property is zoned R7D/C2-4, allowing for significant residential, commercial, or community facility development potential. With excellent visibility, strong neighborhood demographics, and proximity to transit, this site presents an attractive opportunity for investors, developers, or end-users seeking growth in the Bronx market.

PROPERTY SUMMARY

Location	West side of Webster Avenue between Bedford Park Blvd. and East 201st Street
Block/Lot	3280 / 58
Lot Dimensions	50 ft x 120.75 ft
Lot Size	6,038 SF
Building Dimensions	50 ft x 70 ft
Gross Building Size	3,500 SF
Stories	1
Units	2
Zoning	R7D/ C2-4
SF in Zoning Area	6,038 SF
Residential FAR	4.66
Residential FAR (UAP)	5.60
Commercial FAR	2.00
Community Facility FAR	4.20
Residential ZFA	28,137 BSF
Commercial ZFA	13,278 BSF
Community Facility ZFA	28,137 BSF
Total Buildable SF (UAP)	33,813 BSF
Available Air Rights	27,174 BSF
Assessment	\$194,040
Tax Class	4
Tax Rate	10.762%
Taxes	\$20,883

All measurements and square footage estimates are approximate



CALL FOR PRICING



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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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RENT ROLL

UNIT	LXP	MONTHLY RENT	RE TAXES	MONTHLY COLLECTED	ANNUALLY COLLECTED
Confectionaries	2/13/2027	\$4,172	-	\$4,172	\$50,064
US Postal Service	6/30/2031	\$5,710	\$875	\$6,585	\$79,014
TOTAL		\$9,882	\$875	\$10,757	\$129,078

EXPENSES & INVESTMENT VALUE

UNIT	MONTHLY COLLECTED	ANNUALLY COLLECTED
Retail Rents	\$9,882	\$118,581
Real Estate Tax Reimbursement	\$875	\$10,498
TOTAL	\$10,757	\$129,078

REVENUE	IN-PLACE
Gross Annual Revenue	\$129,078
Vacancy and Collection Loss (3%)	\$3,872
EFFECTIVE GROSS REVENUE	\$125,206

EXPENSES	
Real Estate Taxes	Per Department of Finance public records \$20,883
Insurance	Estimated \$1.50 PSF \$9,959
Legal, Reserves & Misc.	Estimated at 1.00% of effective gross revenue \$1,252
Property Management	Estimated at 3% of effective gross revenue \$3,756
TOTAL EXPENSES	\$35,849

Effective Gross Revenue	\$125,206
Less Expenses	Expense Ratio 27.8% \$35,849
NET OPERATING INCOME	\$89,357



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