

FOR SALE

# 3083 BAINBRIDGE AVENUE, BRONX, NY 10467

LONG TERM NET LEASED RETAIL BUILDING

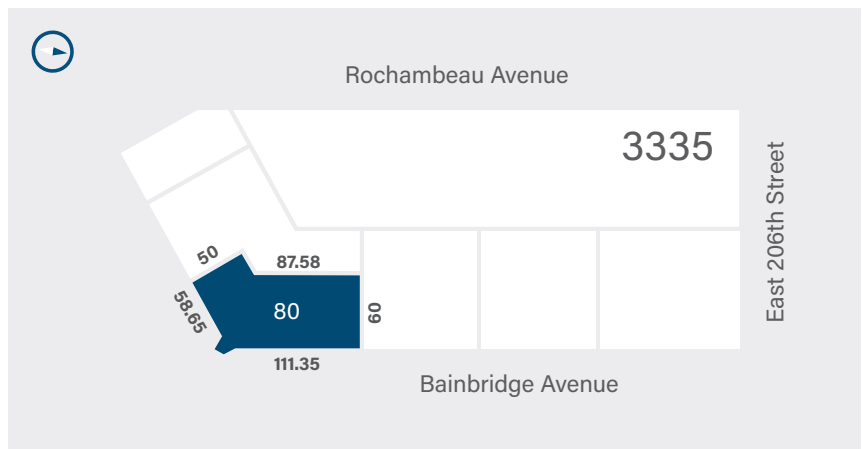
**ASKING PRICE: \$4,000,000**



## PROPERTY SUMMARY

Block / Lot	3335 / 80
Lot Dimensions	111' x 60'
Lot Size	7,880 SF
Building Dimensions	111' x 60'
Stories	1
Building Size	7,879 SF
Zoning (FAR)	R5D, C1-4
Commercial FAR	2
Residential FAR	2
Buildable Sq. Ft.	15,760
Air Rights	7,880
Assessment (23/24)	\$857,970
Tax Rate	10.59%
Taxes before Abatements	\$90,876.20
- Abatements	\$(46,271.48)
Real Estate Taxes	\$44,604.72

- Property is net leased to one tenant
- 32 years remaining on lease
- 2015 Construction
- Norwood-205 St subway station is located one block east
- Very busy corner in Norwood
- Neighbors include Capital One Bank, CVS, and Foodtown



Building Size  
**7,879 SF**

Retail Frontage  
**170 Ft**

Construction  
**2015**

Neighborhood  
**Norwood**



**DAVID SIMONE**  
Company Broker  
Office: (212)207-2403 / Cell: (917)559-4584  
dsimone@concoursealtypartners.com

2027 Williamsbridge Road, 2nd Floor  
Bronx, NY 10461  
(212) 207-2400  
info@concoursealtypartners.com