

FOR SALE

2601 WESTCHESTER AVENUE, BRONX, NY



ASKING PRICE: \$1,050,000

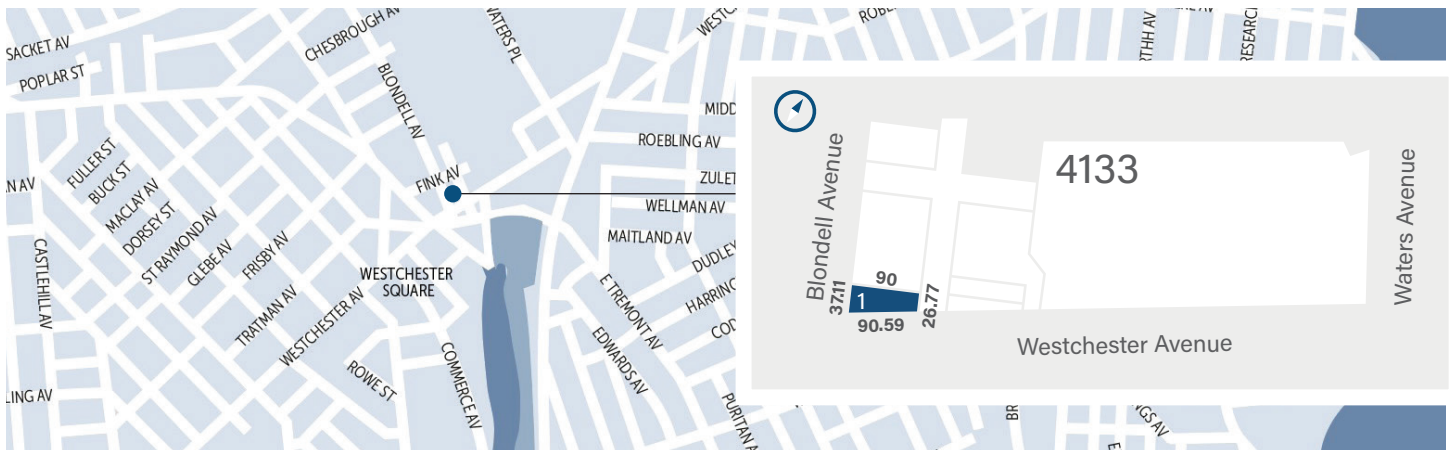
Concourse Realty has been hired to sell 2601 Westchester Avenue. This property is currently an auto repair shop but will be delivered vacant. The corner location is an approximately 2,875 square foot lot and located in an Opportunity Zone. The site offers high visibility on one of the Bronx's busier streets. 2601 Westchester Avenue is zoned R7A/C2-4 and allows for the construction of approximately 13,225 square feet of residential space under the City's Mandatory Inclusionary Housing Program. The property allows for approximately 11,500 square feet of community facility space out of which 5,750 square feet could be commercial.

2601 Westchester Avenue is conveniently located near the Bronx's largest hospitals, The Hutch Metro Center and a number of Government Offices. There is easy access to Manhattan via the #6 subway station at Westchester Sq.- E. Tremont and the Hutchison River Parkway is one block away.

PROPERTY SUMMARY

Block/Lot	4133/1	Residential Buildable Sq. Ft.	13,225 Sq. Ft. *
Property Type	Auto Repair	Community Facility Buildable Sq. Ft.	11,500 Sq. Ft.
Property Class	G2	Commercial Buildable Sq. Ft.	5,750 Sq. Ft.
Lot Dimensions	37.92' x 90.42'	Assessed Value	\$86,220
Lot Area	2,875 Sq. Ft.	Tax Rate (Class 4)	10.6%
Zoning	R7A / C2-4	Real Estate Taxes	\$9,179
FAR	4.6* / 2.0	Opportunity Zone	Yes
Community Facility FAR	4.0		

* Mandatory Inclusionary Housing



Lot Area
2,875 SF

Zoning
R7A/ C2-4

Max SF of ZFA
13,225 SF

Neighborhood
Westchester Square



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