

FOR SALE

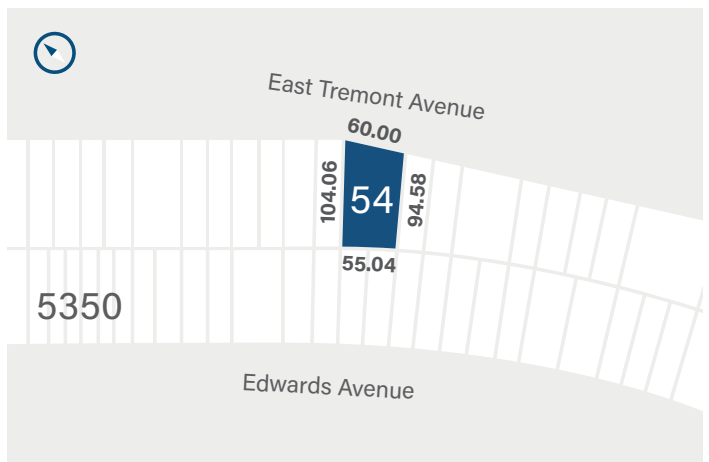
# 3146 EAST TREMONT AVENUE, BRONX, NY 10461

TWO-STORY RETAIL BUILDING DELIVERED VACANT

## PROPERTY SUMMARY

Block/Lot	5350 / 54
Lot Dimensions	60.00 ft x 104 ft
Lot Size	5,466 SF
Building Dimensions	60.00 ft x 104 ft
Gross Building Size	9,030 SF
Stories	2
Floor 1	5,060 SF
Floor 2	3,975 SF
Zoning	R4-1, C1-2
Residential FAR	1.50
Commercial FAR	1.00
Community Facility FAR	2.00
Buildable SF Residential	8,199 BSF
Buildable SF Commercial	9,030 BSF
Buildable SF Community Facility	8,199 BSF
Assessment	\$477,500
Tax Class	4
Tax Rate	10.848%
Taxes	\$51,799

All measurements and square footage estimates are approximate



## ASKING PRICE: \$3,400,000



**KATHY ZAMECHANSKY**  
KZA Realty Group Inc.  
Office: 718-829-5775 / Cell: 347-386-9452  
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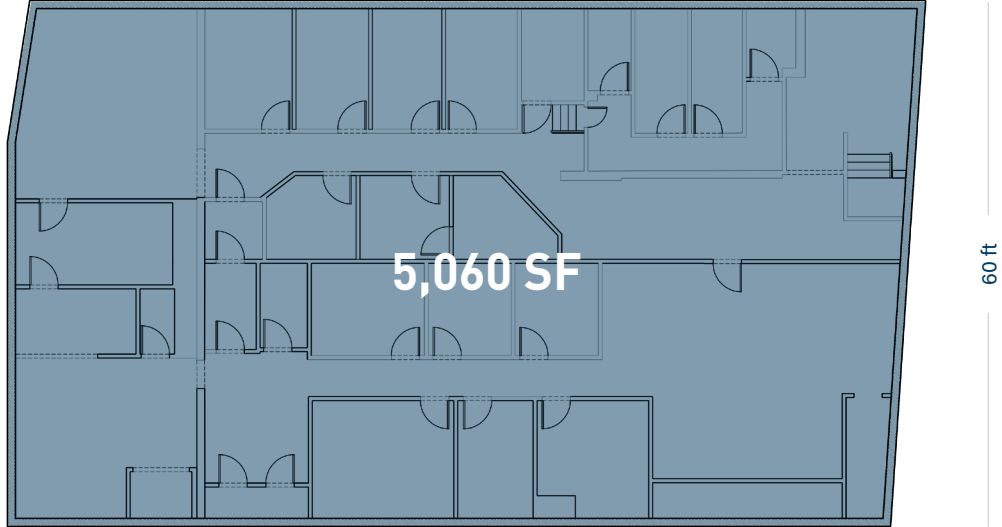
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The information contained herein has been obtained from sources that we deem reliable, but we do not guarantee the accuracy of any information provided. All zoning information, square footage, buildable footage estimates, and uses must be independently 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.

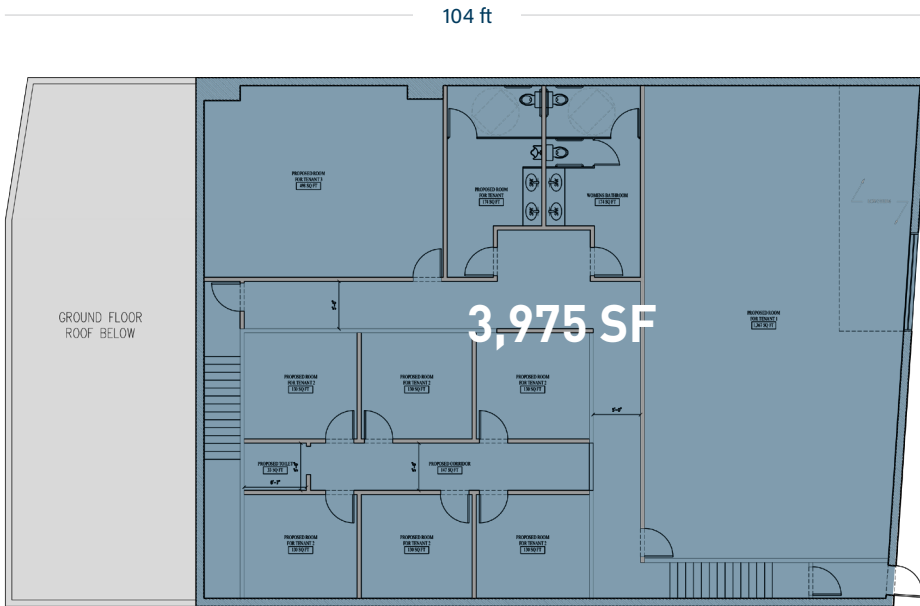
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FIRST FLOOR



SECOND FLOOR



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