

1308 Edward L Grant Highway a.k.a. 1309 Cromwell Avenue, Bronx, NY 10452

Block-Through Two-Story Commercial Building

FOR SALE



**18,680 SQ. FT.**  
Building Size

**10,964 SQ. FT.**  
Lot Area

**21,928 SQ. FT.**  
Manufacturing SF of ZFA

**3,248 SQ. FT.**  
Unused Air Rights

Concourse Realty has been retained to sell 1308 Edward L Grant Highway a.k.a. 1309 Cromwell Avenue. The 18,680 square foot building covers two floors. The property is vacant and the previous tenant was an auto body business. There is a drive-up ramp leading to the 2nd floor. The 2nd floor has street access from Edward L Grant and a small office. The building is prime for an investor or user interested in the rapidly developing Jerome Avenue corridor. Easy access to various highways and close proximity to the 167th St. Station's 4, B, & D trains makes this an ideal location.

#### PROPERTY FEATURES

Address	1308 Edward L Grant Highway a.k.a. 1309 Cromwell Avenue
Neighborhood	HighBridge / Mt. Eden / Jerome Rezoning
Block/Lot	2871/69
Building Dimensions	94.05' x 116.25'
Building Size	18,680 Sq. Ft.
Stories	2
Property Type	Multi-Story Garage Building
Property Class	G2
Year Built	1920

Lot Dimensions	94.05' x 116.25'
Lot Area	10,964 Sq. Ft.
Zoning	M1-2
Manufacturing FAR	2.00
Manufacturing SF of ZFA	21,928 Sq. Ft.
Unused Air Rights	3,248 Sq. Ft.
Assessed Value	\$138,660
Tax Rate	Tax class 4 - 10.5370%
Property Taxes (2019/2020)	\$46,222

**Asking Price: \$5,000,000**



CONCOURSE  
REALTY

DAVID SIMONE  
President | Broker  
dsimone@concoursepartners.com  
(212) 207-2400 Ext. 403

NICOLAS BLACK  
Director of Sales  
nblack@concoursepartners.com  
(212) 207-2400

BRADLEY EVANS  
Director of Sales  
bevans@concoursepartners.com  
(212) 207-2400 Ext. 402

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, Concourse Realty Partners LLC makes no representation as to the condition of the property (or properties) in question.

# 1308 Edward L Grant Highway a.k.a. 1309 Cromwell Avenue, Bronx, NY 10452

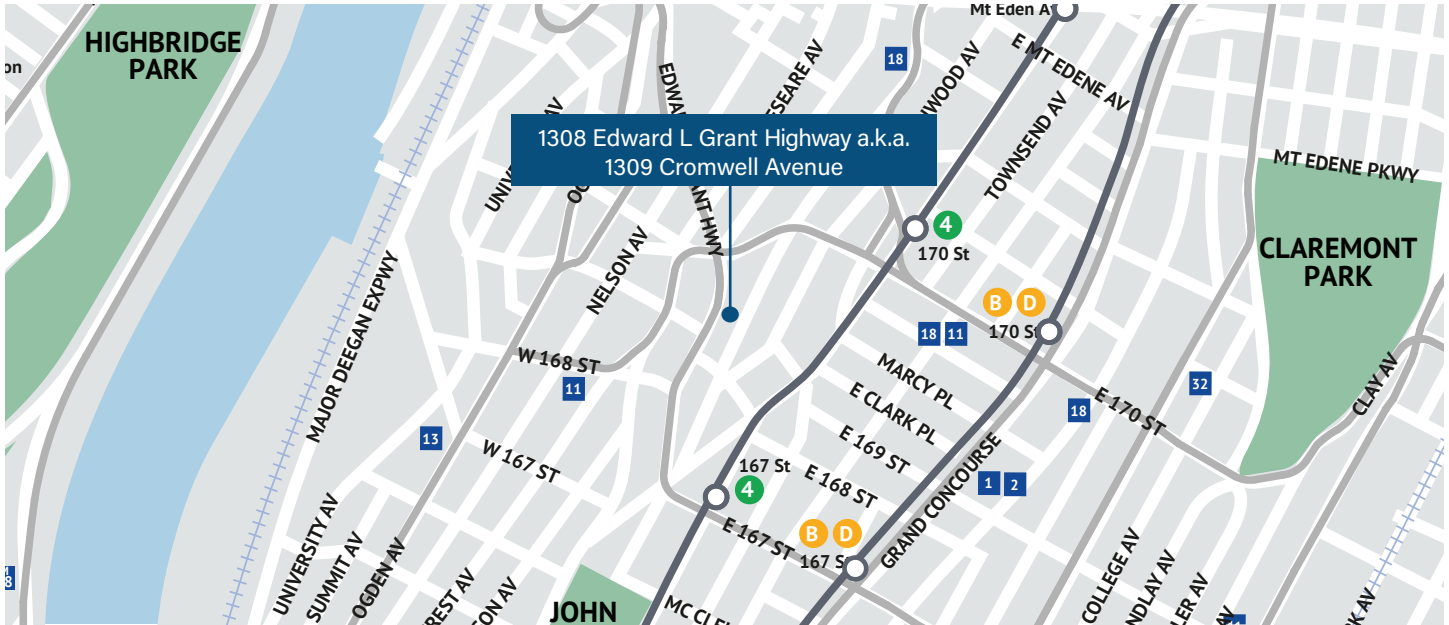
FOR SALE

Block-Through Two-Story Commercial Building

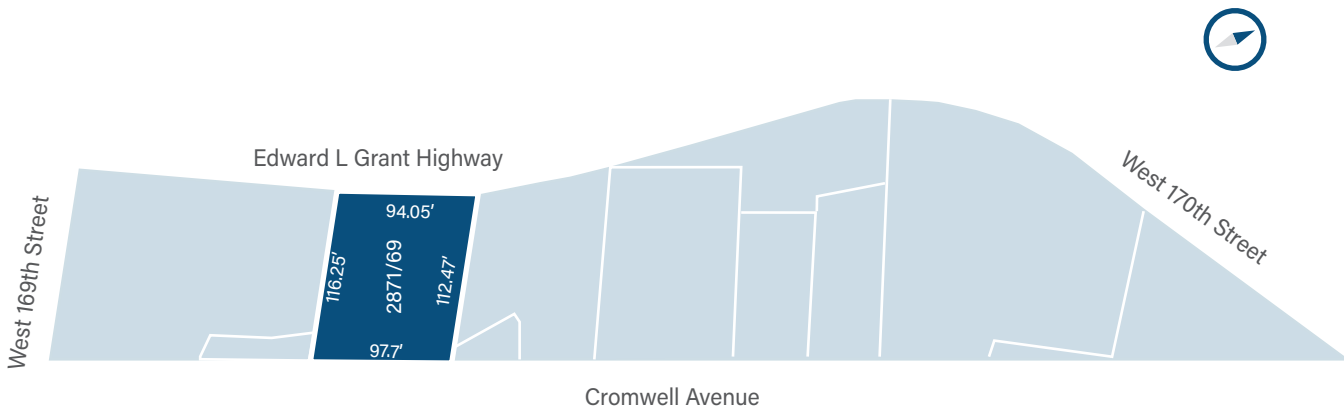
- 18,680 Sq. Ft.
- 2 floors
- Drive-up ramp to 2nd floor
- Ground Floor Ceiling: 12' – 14'
- 2nd Floor Ceiling: 12' – 14'
- Windows and Natural Light Fill the 1st and 2nd floors
- Two Auto Body Spray Booths
- Private Office on 2nd Floor

## LOCATION MAP

Edward L Grant Highway and Cromwell Avenue between West 169th and West 170th Streets



## TAX MAP



Asking Price: \$5,000,000



CONCOURSE  
REALTY

DAVID SIMONE  
President | Broker  
dsimone@concoursepartners.com  
(212) 207-2400 Ext. 403

NICOLAS BLACK  
Director of Sales  
nblack@concoursepartners.com  
(212) 207-2400

BRADLEY EVANS  
Director of Sales  
bevans@concoursepartners.com  
(212) 207-2400 Ext. 402

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, Concourse Realty Partners LLC makes no representation as to the condition of the property (or properties) in question.

1308 Edward L Grant Highway a.k.a. 1309 Cromwell Avenue, Bronx, NY 10452

Block-Through Two-Story Commercial Building

FOR SALE



Asking Price: \$5,000,000



CONCOURSE  
REALTY

DAVID SIMONE  
President | Broker  
dsimone@concoursepartners.com  
(212) 207-2400 Ext. 403

NICOLAS BLACK  
Director of Sales  
nblack@concoursepartners.com  
(212) 207-2400

BRADLEY EVANS  
Director of Sales  
bevans@concoursepartners.com  
(212) 207-2400 Ext. 402

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, Concourse Realty Partners LLC makes no representation as to the condition of the property (or properties) in question.

1308 Edward L Grant Highway a.k.a. 1309 Cromwell Avenue, Bronx, NY 10452

Block-Through Two-Story Commercial Building

FOR SALE



Asking Price: \$5,000,000



CONCOURSE  
REALTY

DAVID SIMONE  
President | Broker  
dsimone@concourserealtypartners.com  
(212) 207-2400 Ext. 403

NICOLAS BLACK  
Director of Sales  
nblack@concourserealtypartners.com  
(212) 207-2400

BRADLEY EVANS  
Director of Sales  
bevans@concourserealtypartners.com  
(212) 207-2400 Ext. 402

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, Concourse Realty Partners LLC makes no representation as to the condition of the property (or properties) in question.