



FOR SALE

**2881 MIDDLETOWN ROAD
BRONX, NY 10461**

4,434 SF OFFICE BUILDING

Lot Size

4,615 SF

Buildable SF Residential

9,230 BSF

Buildable SF Community Facility

11,076 BSF

Zoning

R5A

Asking Price

\$2,100,000

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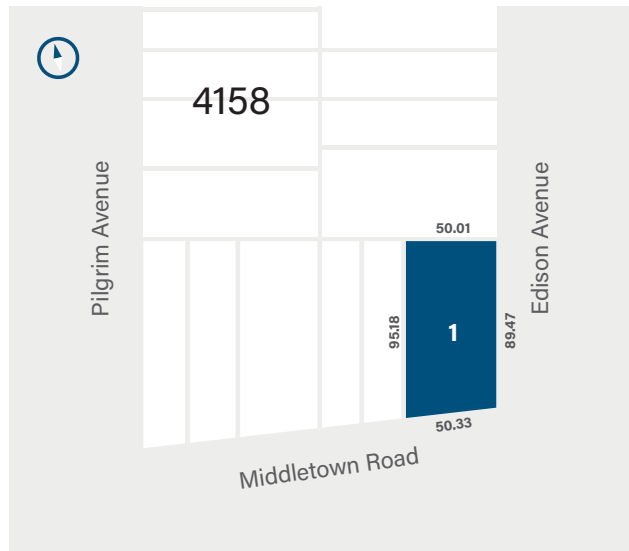
4,434 SF OFFICE BUILDING

Concourse Realty Partners presents 2881 Middletown Road, a rare opportunity to acquire a one story office building in the Pelham Bay section of the Bronx. Located in one of the Bronx's most desirable neighborhoods, this corner property is located a few short blocks to the #6 subway station at Middletown Road.

Owner-User Opportunity: This 4,434 square foot building is built out as office space and was most recently used by a real estate management company.

Development Potential: The 4,615 square foot lot allows ~ 9,230 BSF residential (transit oriented zone), 11,076 BSF community facility

Prime Location: The heart of Pelham Bay and three short blocks to the Middletown Subway station offering the #6 train.



Private Offices
6

Bathrooms
2

Kitchenette
1

Conference Room
1



2024 Williamsbridge Rd #7
Bronx, NY 10461

(212) 207-2400
dsimone@concourser RealtyPartners.com

DAVID SIMONE
Office: (212)207-2403 / Cell: (917)559-4584

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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4,434 SF OFFICE BUILDING

Location	Corner of Middletown Road and Edison Avenue
Block & Lot	4158 / 1
Lot Dimensions	50.25 ft x 89.33 ft
Lot Size	4,615 SF
Building Dimensions	50 ft x 88.67 ft
Gross Building Size	4,434 SF
Stories	1
Zoning	R5A
Residential FAR	2.00
Community Facility FAR	2.40
Buildable SF Residential	9,230 BSF
Buildable SF Community Facility	11,076 BSF
Assessment	\$190,350
Tax Class	\$190,350
Tax Rate	10.848%
Taxes	\$20,649

All measurements and square footage estimates are approximate



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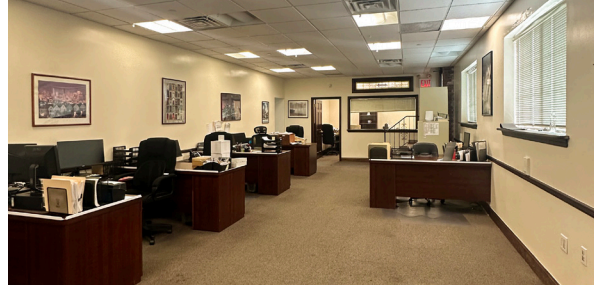


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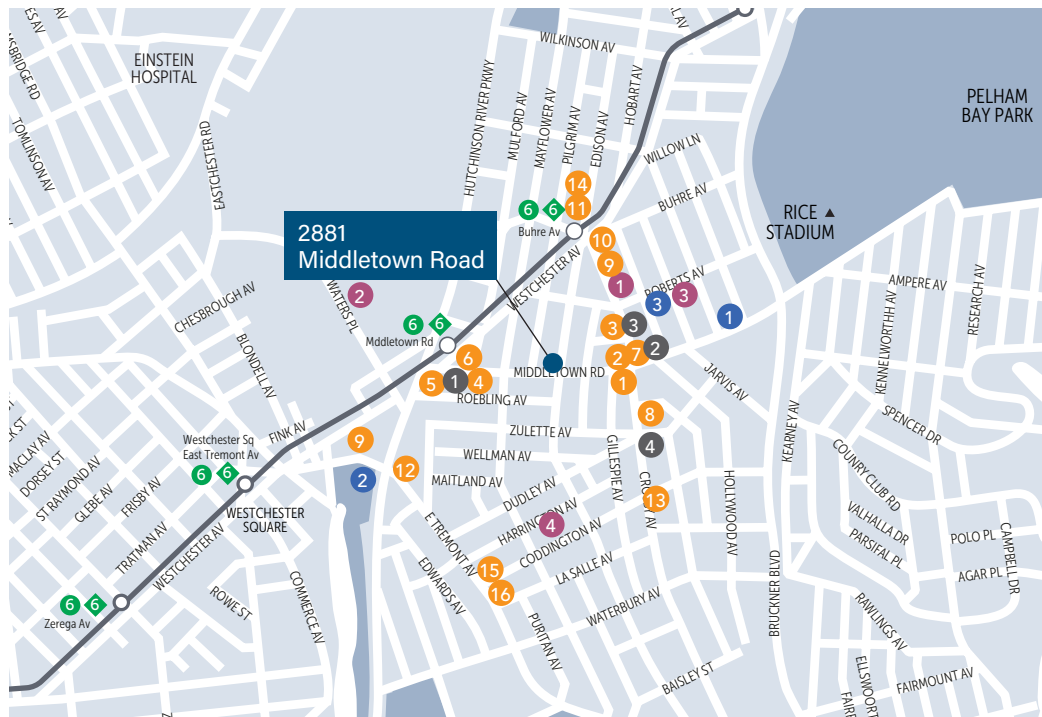
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Food & Drink

- 1 Tarte Bakes & Coffee Shop
- 2 Middletown Deli Grocery
- 3 Lili's Burek
- 4 Pearl of China
- 5 Burger King
- 6 Da Franco & Tony Ristorante
- 7 Ilios Taverna
- 8 Dominick's S & D Caterers
- 9 Dunkin'
- 10 Zeppieri & Sons Italian Bakery
- 11 Dave's Smash Burgers
- 12 Tremont Diner
- 13 Six Happiness
- 14 Shangri-La Restaurant
- 15 Aloheny Cookies
- 16 Havana Café

Health & Care

- 1 Walgreens
- 2 Bronx Behavioral Health Center
- 3 Perrotta Sally Ann
- 4 Debus Dental Care

Schools & Education

- 1 Earl Monroe New Renaissance Basketball School
- 2 Herbert H. Lehman High School
- 3 P.S. 071 Rose E. Scala

Retailers

- 1 7-Eleven
- 2 Collector Cave
- 3 Crosby Pet Center Inc
- 4 A To Z Grocery & Deli Inc



CONCOURSE
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Pelham Bay – A Well-Connected Residential Neighborhood

Located in the eastern Bronx, Pelham Bay is a highly desirable residential neighborhood known for its tree-lined streets, established communities, and convenient access to parks, shopping, and transportation. Offering a balanced mix of suburban character and urban accessibility, the neighborhood continues to attract homeowners, renters, and new investment.



Close to New York City's Largest Park

One of Pelham Bay's greatest assets is its proximity to Pelham Bay Park, New York City's largest public park spanning more than 2,700 acres. Residents enjoy easy access to miles of walking and biking trails, Orchard Beach, golf courses, sports fields, tennis courts, equestrian facilities, and waterfront recreation. This abundance of open space provides a unique quality of life rarely found elsewhere in the city.

Convenient and Connected

The neighborhood is served by the Pelham Bay Park station on the 6 subway line, multiple MTA bus routes, and major thoroughfares including the Hutchinson River Parkway, I-95, and the Bruckner Expressway, providing efficient access to Manhattan, Westchester, and the surrounding boroughs. Middletown Road is also home to a variety of neighborhood retailers, restaurants, healthcare providers, and everyday services, making daily living both convenient and accessible.



A Stable Neighborhood with Long-Term Appeal

Pelham Bay remains one of the Bronx's most established residential communities, supported by strong neighborhood amenities, excellent transportation, and continued investment throughout the area. With limited opportunities for new development in this well-developed neighborhood, properties such as 2881 Middletown Road benefit from a highly desirable location that appeals to both residents and investors, making it an attractive setting for future residential or mixed-use development.



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