

DEVELOPMENT OPPORTUNITY - 26,250 SF OF LAND

524-536 E 149th St, Bronx, NY, 10455

(Between Brook Ave & St. Ann's Ave)



THINGS TO KNOW

- **Total Area:** Approx. 26,250 SF across 4 tax lots
- **Zoning:** R6/C1-4
- **Configuration:** Four-lot assemblage
- **Location:** High-traffic corridor in an established residential and retail neighborhood

CONTACT: Rick Stassa

Emerald Commercial Properties, LLC
rick@emeraldcpnny.com
646-960-6800
www.emeraldcpnny.com



All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions, change of price, prior sale, or withdrawal without notice.

DEVELOPMENT OPPORTUNITY - 26,250 SF OF LAND

536 E 149th St, Bronx, NY, 10455

(Between Brook Ave & St. Ann's Ave)

LEASING STRUCTURE

- **Lot A** (approx. **14,250 SF**): **\$850,000** annual ground rent
- **Lot B** (approx. **12,000 SF**): **\$750,000** annual ground rent
- **Subdivision:** No other subdivision of property will be considered
- **Combined Ground Rent:** **\$1,500,000** annually
- **Rent Escalation:** **3% annual increases**
- **Fee Interest:** Following the passing of the current owner, lessee may elect to purchase the fee interest at 12.5x the then-current annual ground rent.

CONTACT: Rick Stassa

Emerald Commercial Properties, LLC
rick@emeraldcpnny.com
646-960-6800
www.emeraldcpnny.com



All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions, change of price, prior sale, or withdrawal without notice.

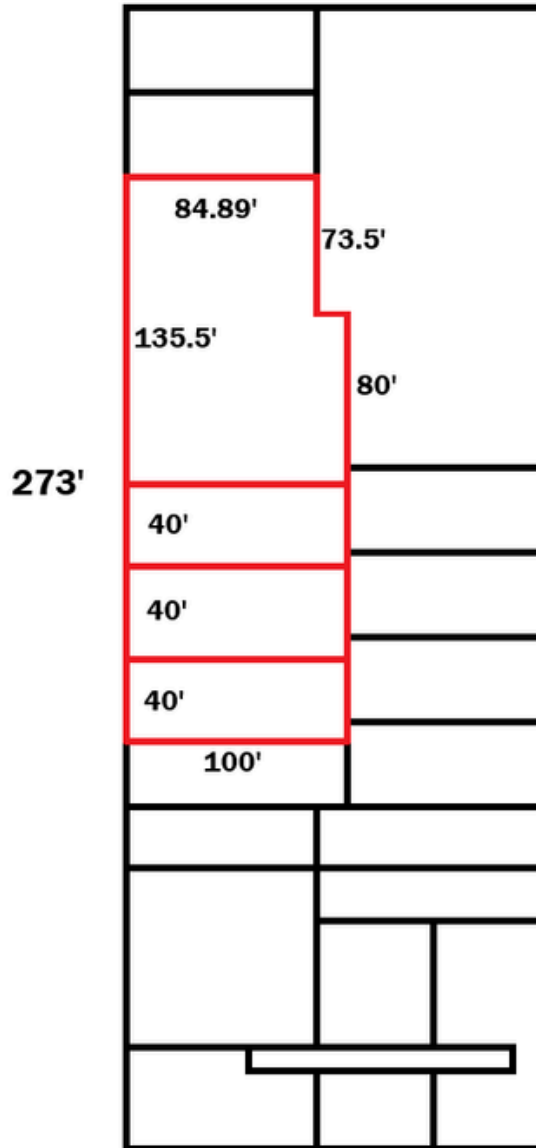
DEVELOPMENT OPPORTUNITY - 26,250 SF OF LAND

536 E 149th St, Bronx, NY, 10455

(Between Brook Ave & St. Ann's Ave)

St. Ann's Ave

E 149th St



E 148th St

Brook Ave

CONTACT: Rick Stassa

Emerald Commercial Properties, LLC
rick@emeraldcpnny.com
646-960-6800
www.emeraldcpnny.com



All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions, change of price, prior sale, or withdrawal without notice.