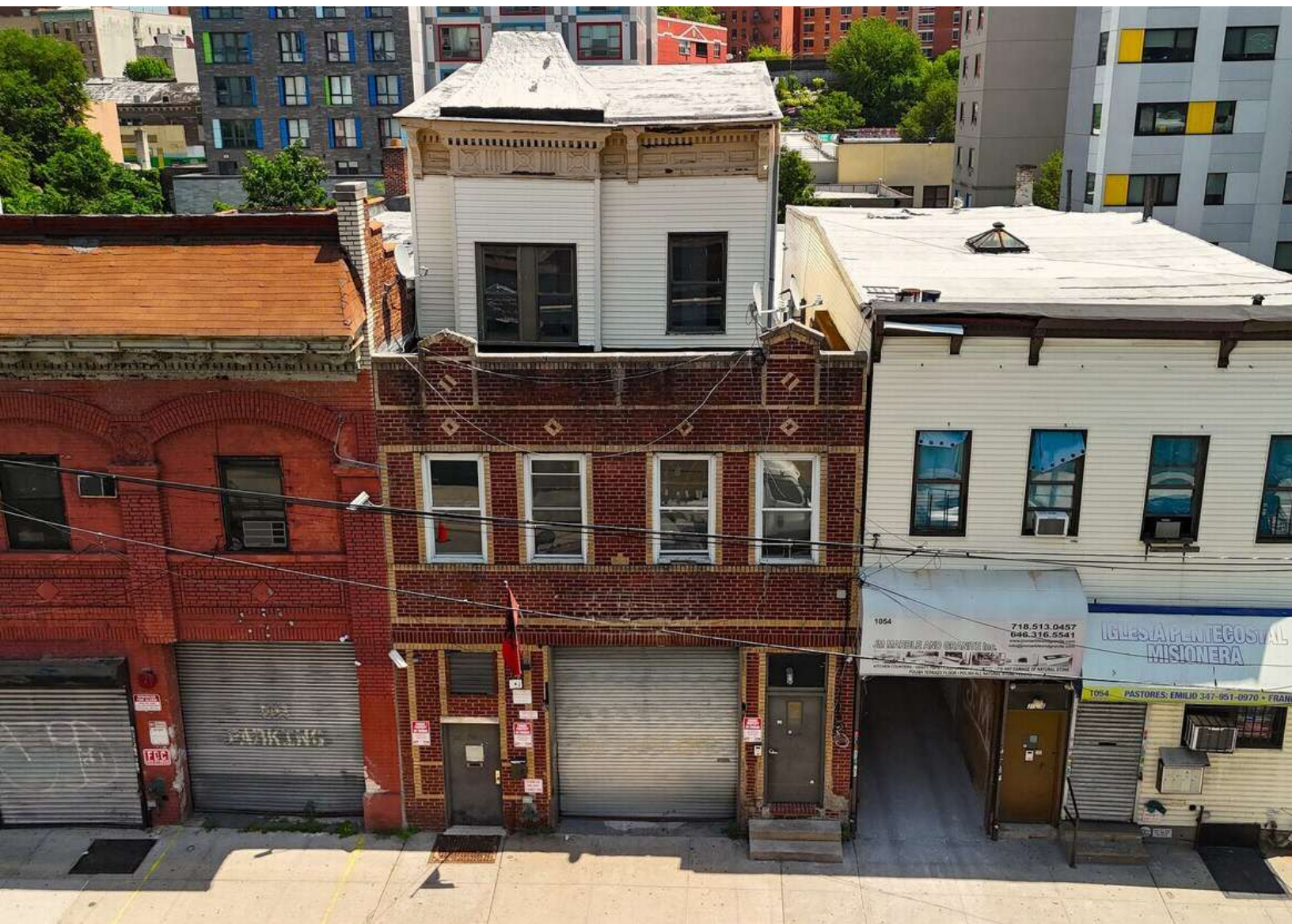


OFFERING MEMORANDUM

1056 Washington Ave, Bronx, NY 10456

OWNER USE OR DEVELOPMENT POTENTIAL FOR SALE

ASKING PRICE: \$1,995,000



PRESENTED BY



TERESA MARZIANO

Real Estate Salesperson

M 914.441.2254

tmarziano@houlihanlawrence.com



DANIEL HICKEY

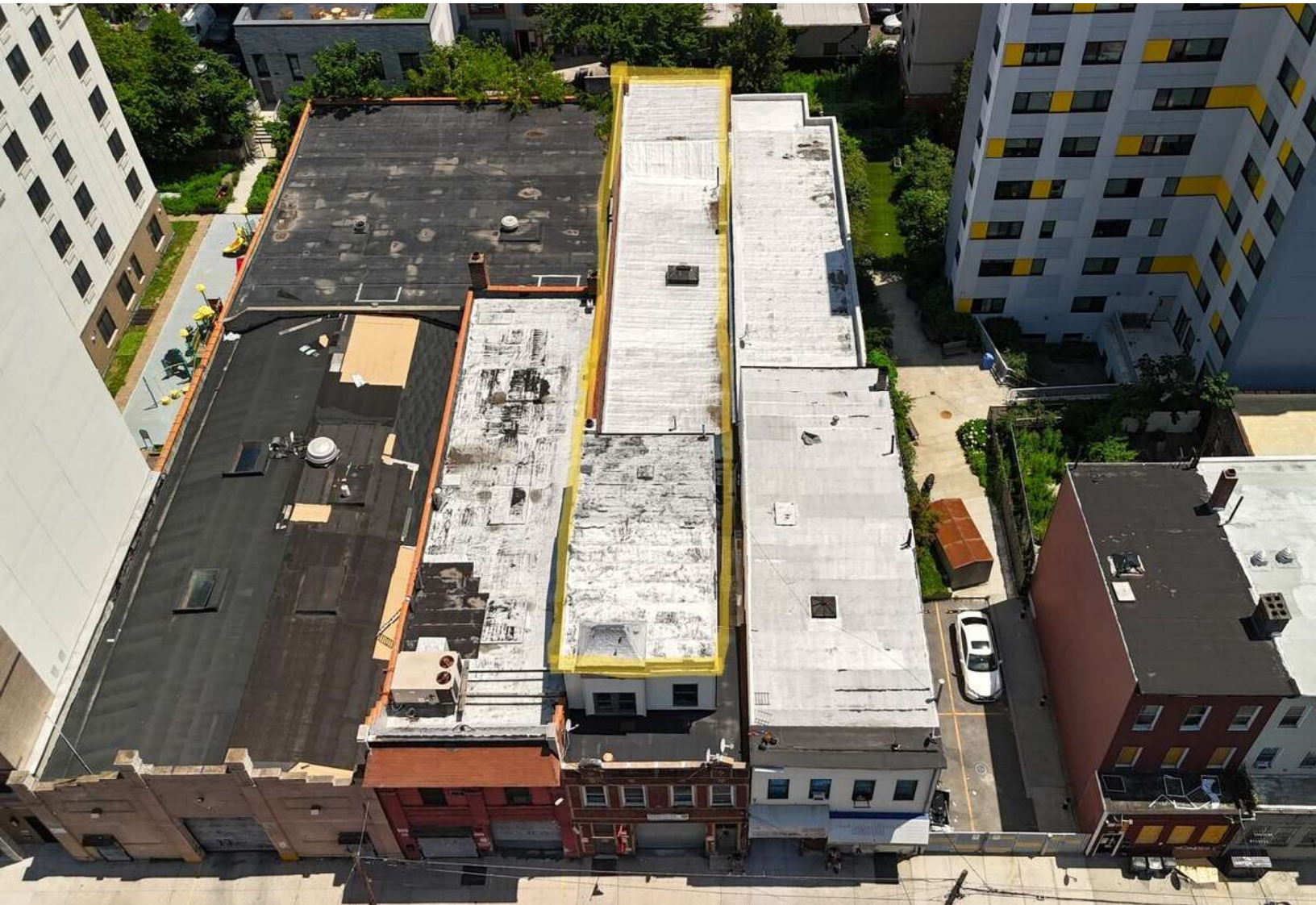
Real Estate Salesperson

M 917.586.0064

dhickey@houlihanlawrence.com



HOULIHAN LAWRENCE
COMMERCIAL



1056 Washington Avenue is a Mixed-Use building of approximately 6750 square feet. The property comprises 4700 sf shop/warehouse on the ground floor, a mezzanine office/lounge and two spacious apartments that are under renovation-to be completed by purchaser. The lot carries dual underlying zoning of M1-1 (light manufacturing) and R7-2 (medium-density residential) within the MX-7 Special Mixed Use District, which permits as-of-right residential development over ground-floor commercial/manufacturing uses.

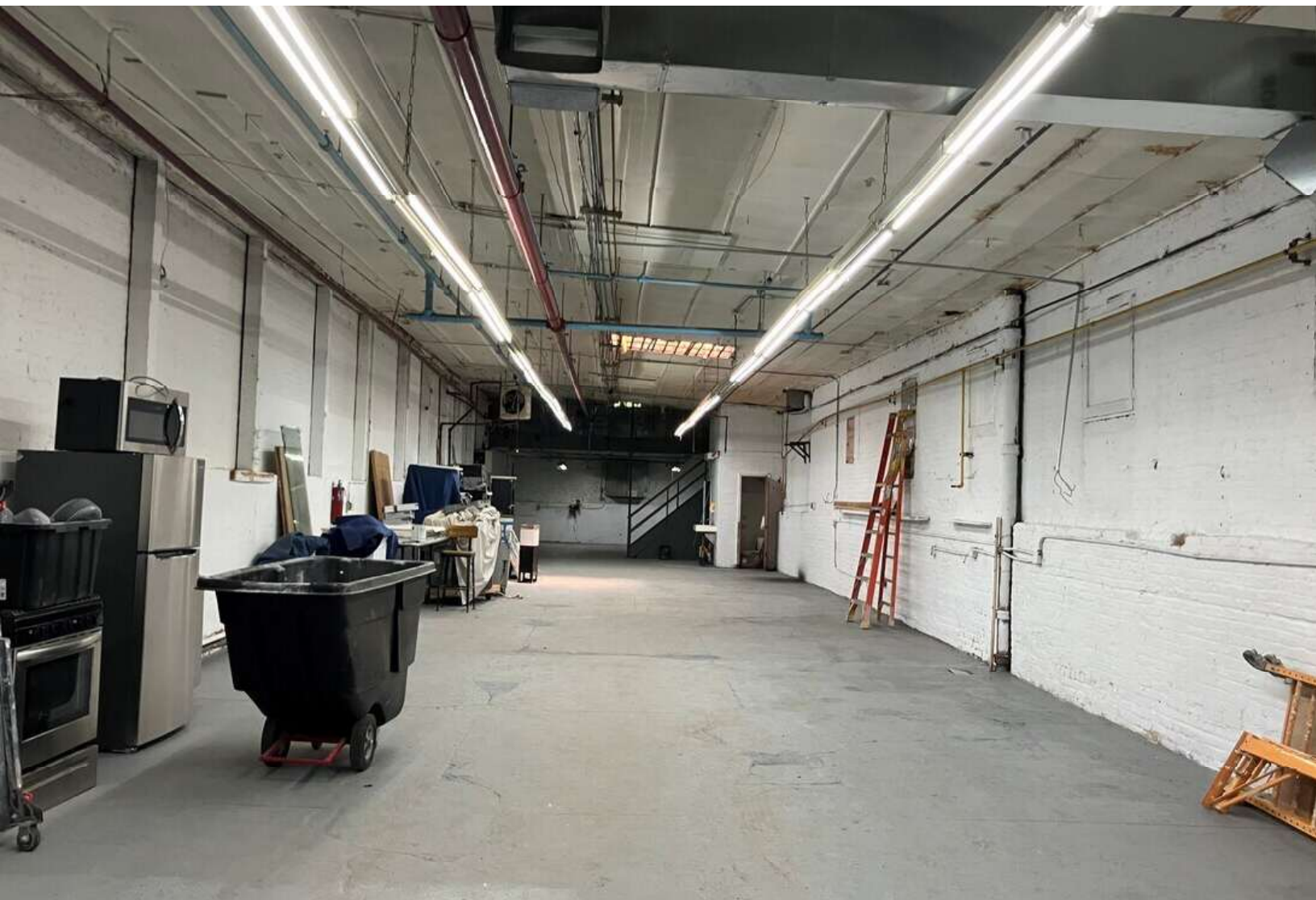
The shop/warehouse has a roll-up door that is 11"by 12" and high ceilings (approximately 12 feet). The mezzanine office has been fully renovated and is in excellent condition. There are two apartments, flooded with light, with high ceilings and great windows, two bedrooms and one bath each. The second-floor apartment requires full renovation. The apartment has been gutted, and renovation is in the beginning stage. The renovation in the third-floor apartment is

advanced. The building will be delivered vacant. These residential units can, once finalized, provide stable income to the investor or owner/user.

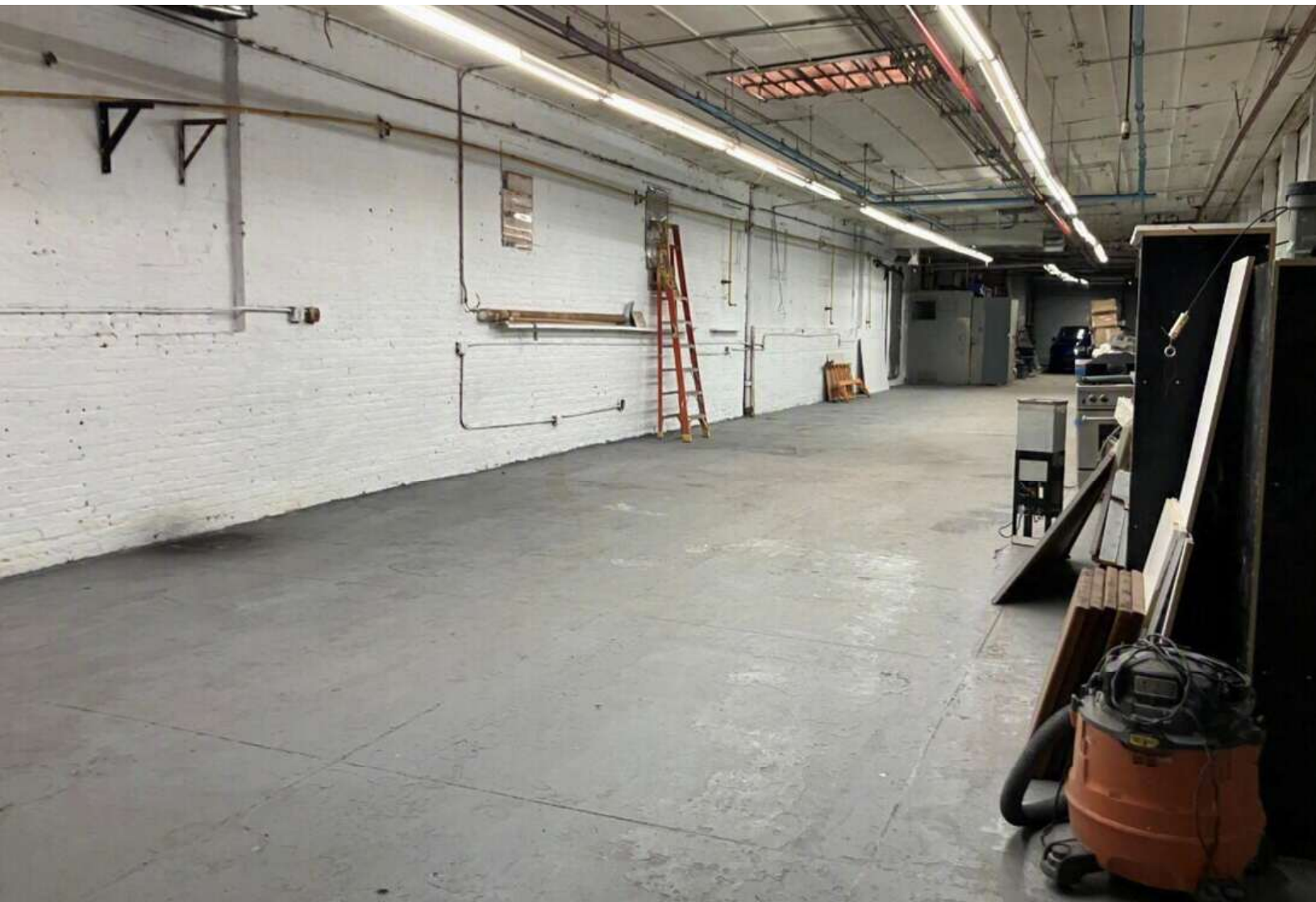
At a typical Bronx R7-2 efficiency of ~80–85% net-to-gross, the remaining 9,462 SF of unbuilt FAR could support roughly 6–9 additional residential units above the existing structure (via vertical addition/enlargement) or, more likely given the building's age and condition, a full ground-up redevelopment to the full 15,979 SF envelope (~12–16 units depending on unit mix), with ground-floor commercial space fronting Washington Avenue permitted under the MX-7 overlay.

1056 Washington Avenue in The Bronx sits in a corridor where mixed-use assets and value-add multifamily enjoy strong tenant demand, constrained supply, and durable rent fundamentals.

OFFERING OVERVIEW

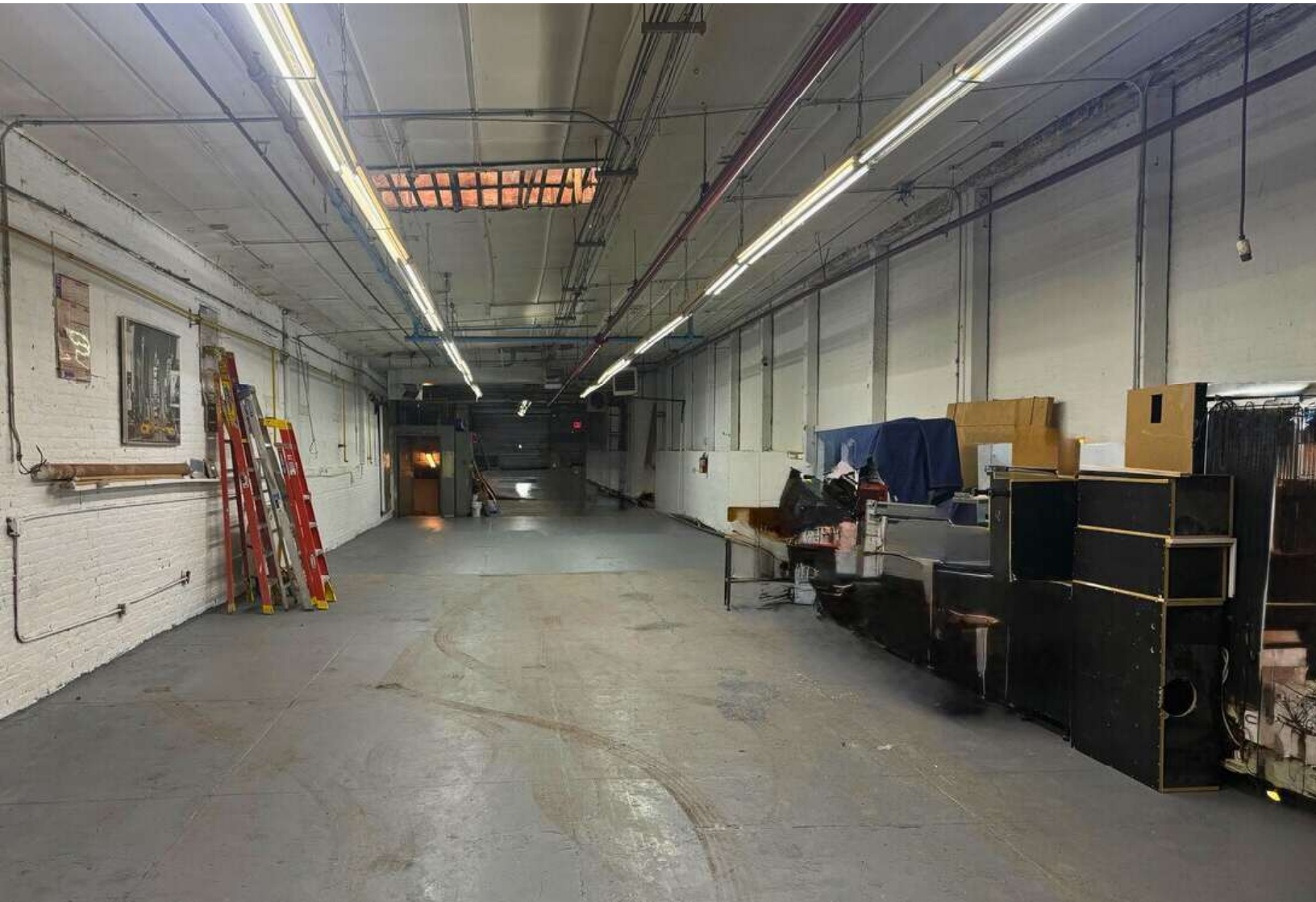


Offering Price:	\$1,995,000
Address:	1056 Washington Avenue, Bronx, NY 10456
Block / Lot:	3038 / 51
Stories:	3
Year Built:	1930
Current FAR:	1.4
Lot Size:	4,645 SF (per NYC Department of Buildings / PLUTO records)
Building Size:	6,517 SF (per NYC Department of Buildings records); 6,750 SF current built area per zoning calculation
Building Class:	Service / mixed commercial (M1-1 portion); residential conversion candidate (R7-2 portion)

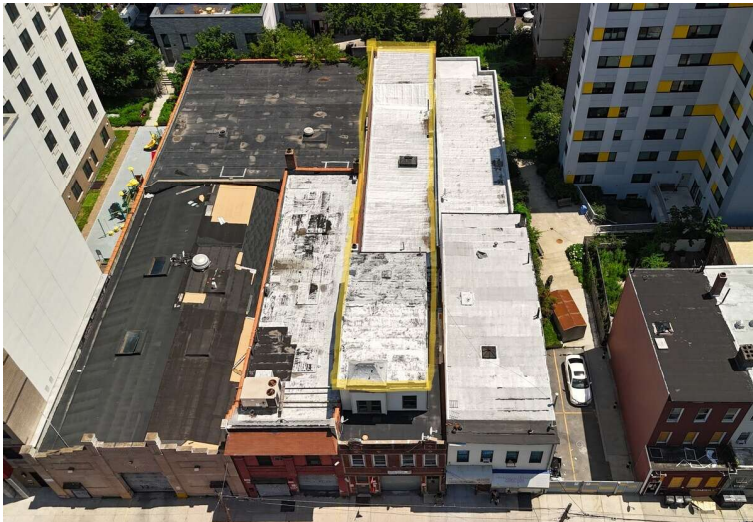


Zoning:	MI-1 / R7-2, Special Mixed Use District MX-7 (no MIH requirement)
Residential FAR:	4.0 (NYC Department of Buildings zoning calculation, applied to full lot)
Effective Blended FAR:	3.44 — confirmed via NYC Department of Finance transaction record (15,978.8 SF build-able ÷ 4,645 SF lot), reflecting the lot's actual MI-1/R7-2 split rather than a full-lot R7-2 assumption
Max Build-able Area:	≈15,979 SF (4,645 SF lot × 3.44 FAR)
Unused Air Rights:	≈9,462 SF (15,979 SF max build-able less 6,517 SF existing building)
2026/27 Property Tax:	\$17,398 (\$3/SF; Tax Class 4; assessed value \$170,550 / market value \$379,000 per NYC DOF)
Other:	12 Foot Ceilings, Roll-up door, Mezzanine lounge, two apartments (2 bedrooms, 1 bath with lots of light). 12x86 approx. exterior dimensions.
Closest Subway:	Prospect Ave & 160th St (2/5 lines), 0.63 miles
Flood Zone:	Zone X — minimal/undetermined risk; outside flood-way and coastal barrier area

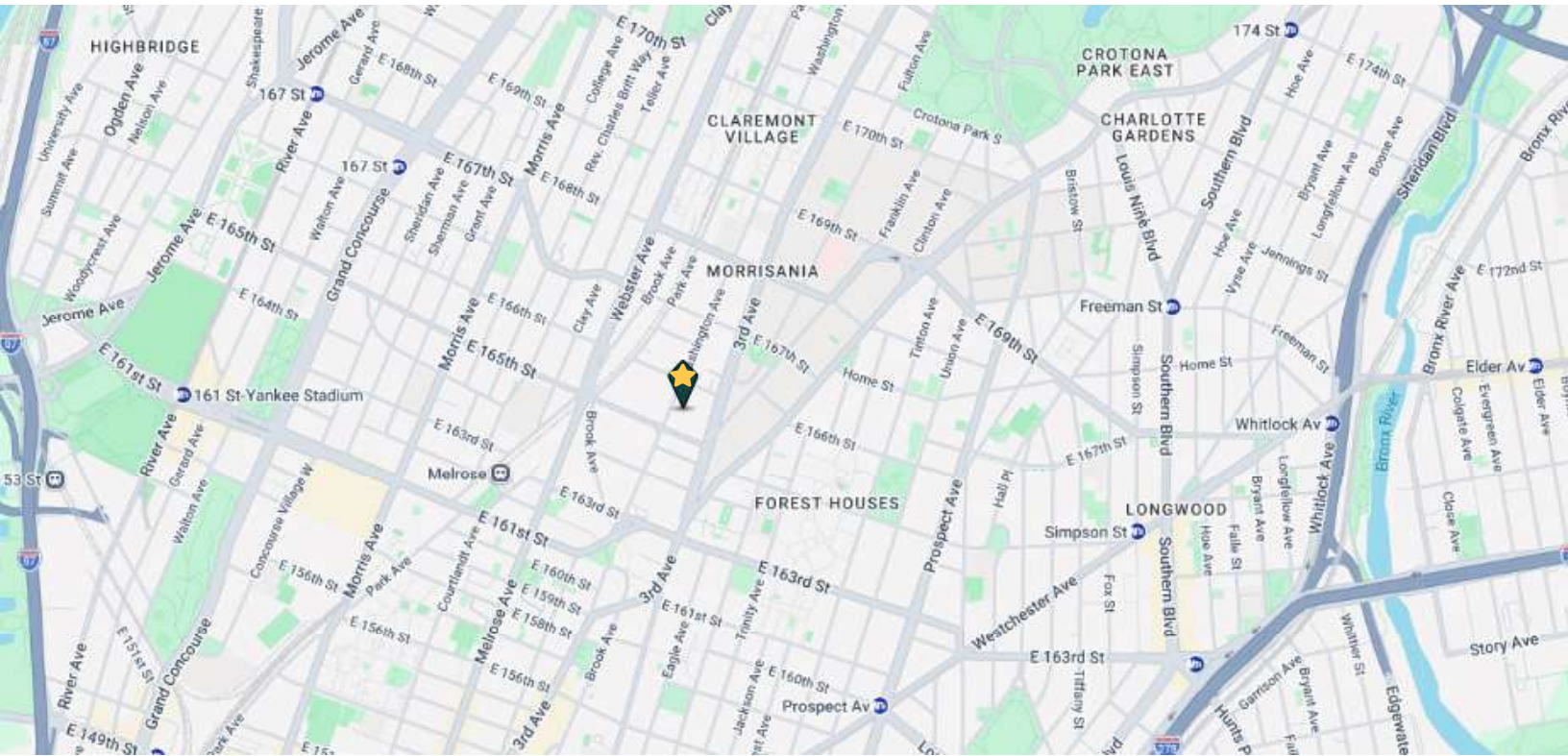
Sources: NYC Department of Buildings property data, NYC Department of Finance sales records, NYC DOB/HPD violation counts (compiled June 22, 2026).



Lot Area:	4,645 SF
Effective FAR:	3.44X SF
Maximum Build-able Area:	15,979 SF
Existing Building Area:	6,750 SF
Unused Development Rights (Air Rights):	9,229 SF



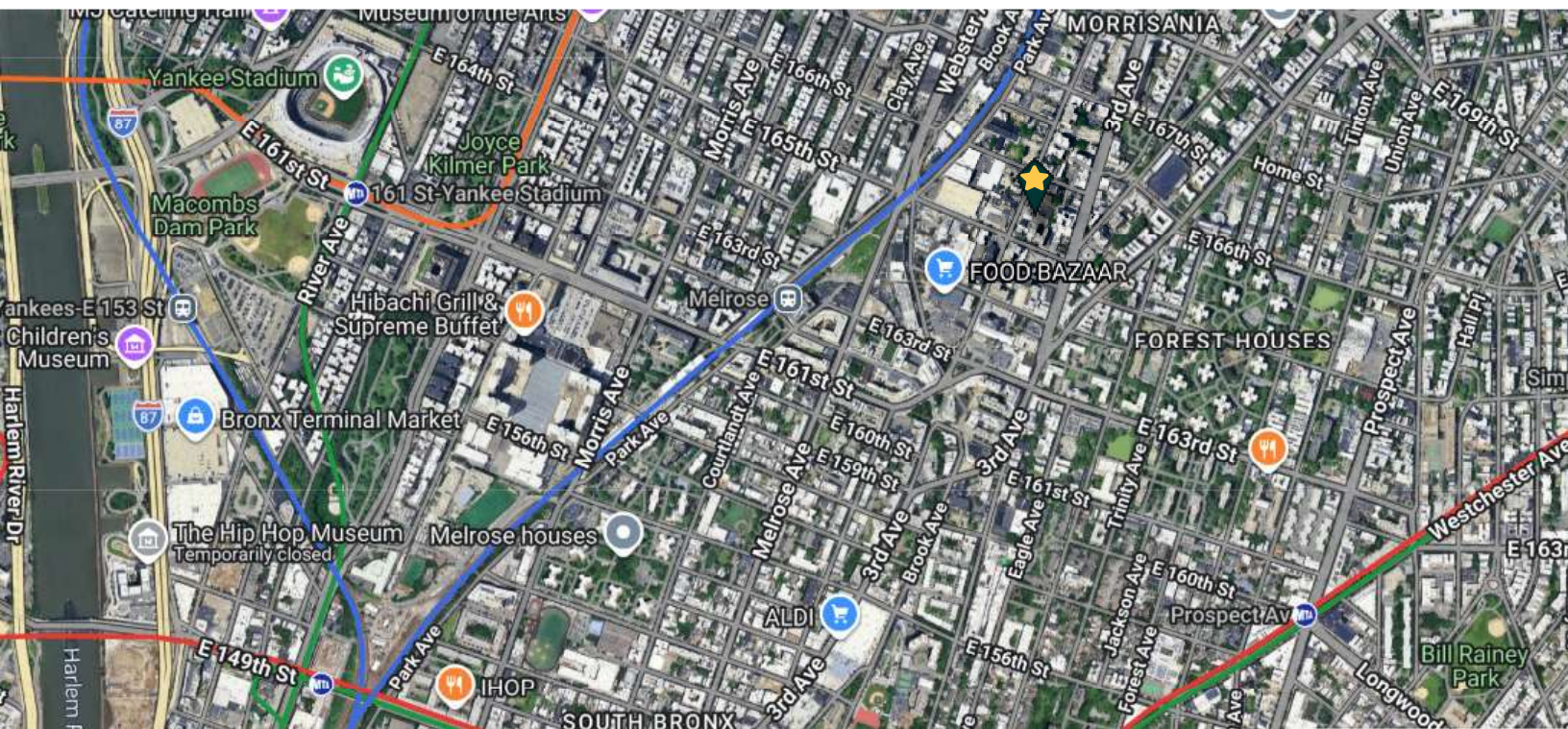
LOCATION



ADDITIONAL INTERIOR | MEZZANINE OFFICE OR LOUNGE



LOCATION DETAILS



Transportation

Transit/Subway

Prospect Avenue (2,5 Line)  	16 min walk	0.9 mi
Intervale Avenue  	17 min walk	1.0 mi
167 Street (B,D Line)  	17 min walk	0.9 mi
Simpson Street  	18 min walk	1.3 mi
Jackson Avenue  	20 min walk	1.4 mi

Commuter Rail

Melrose Station 	7 min walk	0.4 mi
Yankees-E 153Rd Street Station 	7 min drive	2.8 mi
Highbridge Yard	7 min drive	2.3 mi
Tremont Station 	4 min drive	1.8 mi
Morris Heights Station 	9 min drive	3.0 mi

Airport

LaGuardia 	18 min drive	7.5 mi
John F Kennedy International 	31 min drive	19.3 mi

Railroad

CSX INTERMODAL-LITTLE FERRY-NJ	17 min drive	10.6 mi
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Freight Port

NY - Red Hook Container Terminal	31 min drive	15.7 mi
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