



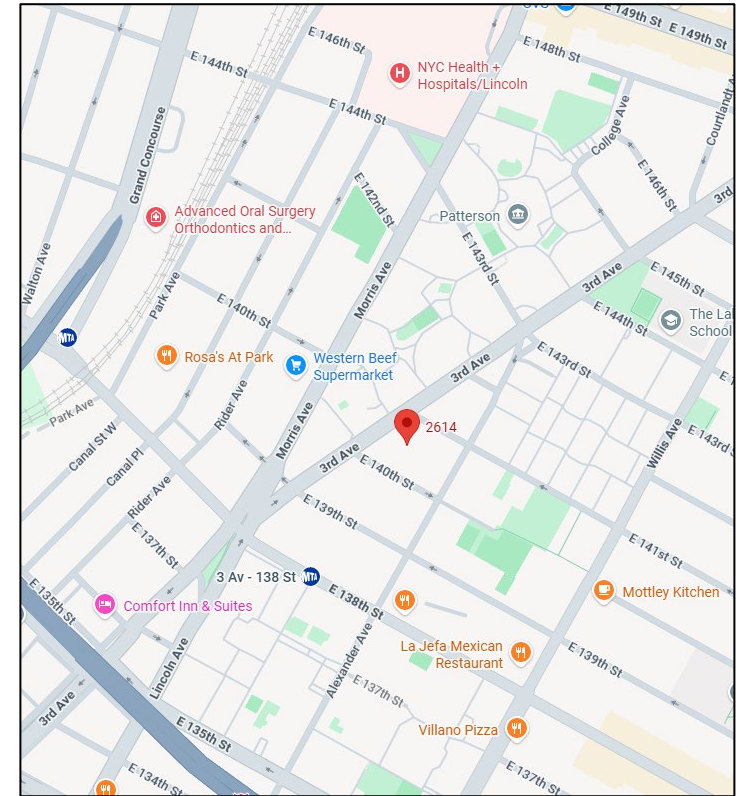
2614 3rd Ave, Bronx, NY

4,362 SF Mixed Use Building with 11,622 UAP ZFA in Mott Haven



PROPERTY INFORMATION

ADDRESS	2614 3 rd Avenue
CITY	Bronx, NY 10454 Mott Haven
BLOCK/LOT	02315-0005
LOT SIZE	2,980 SF (28ft x 124ft)
BUILDING SIZE	4,362 SF (25ft x 116ft) ~3,000 SF 1 st Fl & 1,000 SF 2 nd Fl
TYPE	2-Story Walkup
RE TAXES	\$17,782
ZONING FAR	R6/C2-4 3.00 (1.46 Built) Located in an Opportunity Zone
BUILDABLE	8,940 ZFA (11,622 ZFA with UAP)
UNITS	2 Units 1 st Floor Retail & 2 nd Floor Loft
BULDING NOTES	Full Basement Sprinklered
OCCUPANCY	1 st Floor Occupied by a Deli 2 nd Fl Vacant/Shell
RETAIL LEASE	LXP: 9/30/2034 3% Increases
RETAIL RENT	\$6,895/month Pays \$3,000 for taxes over 2023 BY



DESCRIPTION

This 2-story walkup is located in the Mott Haven neighborhood of the Bronx. The building is 4,362 square feet consisting of a retail unit and a loft apartment. The first floor is occupied by a deli and the second floor loft is vacant. There is development potential as the lot is zoned for 8,940 ZFA as of right and 11,622 ZAF with UAP. It is also located in an opportunity zone. Located between E 140th St and E 141st St, this property is only steps away from restaurants, shops, markets, schools, parks, and the 4, 5, and 6 train. (RS)

ASKING PRICE: \$1,900,000

For More Info Call: (212) 221-2456

2614 3rd Ave | Mott Haven | 4,362 SF Mixed Use Building | 11,622 ZFA

AERIAL MAP



AREA MAPS

