



OFFERING MEMORANDUM

6691 Broadway

Bronx, NY 10471

Newly Constructed Commercial Investment & Leasing Opportunity

North Riverdale | Bronx, NY

Executive Summary

Global Realty Development is pleased to present the opportunity to **acquire or lease** a newly constructed commercial property located at **6691 Broadway, Bronx, NY 10471**.

Situated in North Riverdale, this two-story commercial property offers approximately **2,200 SF of available commercial space** configured as two separate units of approximately **1,100 SF each**.

The property presents an opportunity for an owner-user, investor, or operator seeking a modern commercial asset in an established Bronx neighborhood.

The property is available for:

Sale Price: \$1,500,000

Lease Options:

- Approximately 1,100 SF unit: \$3,250/month
- Approximately 2,200 SF combined: \$6,000/month

The Certificate of Occupancy is currently pending.



Property Overview

Property Details

Address

Neighborhood

Borough

Block & Lot

Asking Price

Property Type

Available Space

Configuration

Stories

Year Built

Lot Size

Lot Dimensions

Zoning

Certificate of Occupancy

Information

6691 Broadway, Bronx, NY

10471

North Riverdale

Bronx

05888-1545

\$1,500,000

Newly Constructed

Commercial Building

Approximately 2,200 SF

Two units of approximately
1,100 SF each

2

2023

2,847 SF

Approximately 25.42' x 112'

R6, R3A, C1-2

Pending

Available Space

Ground Floor Unit

Approximately 1,100 SF

The ground-floor commercial unit provides excellent accessibility and flexibility for a variety of neighborhood-serving businesses.

Potential uses include:

- Food & beverage concepts
- Retail
- Service businesses
- Medical/wellness users
- Community-oriented organizations

Lease Asking Rent: \$3,000/month

Second Floor Unit

Approximately 1,100 SF

The second-floor unit offers additional flexibility for:

- Professional offices
- Administrative operations
- Studio concepts
- Expansion space for a ground-floor operator

Lease Asking Rent: \$3,000/month

Combined Lease Opportunity

A tenant seeking the entire available space may lease both units:

Approximately 2,200 SF Total

Lease Asking Rent: \$5,000/month

Location Overview

6691 Broadway is located in North Riverdale, a desirable residential neighborhood in the northwest Bronx.

The property benefits from:

- Established residential surroundings
- Proximity to Riverdale and Kingsbridge
- Strong neighborhood demand for retail and service businesses
- Limited availability of newly constructed commercial space

Zoning & Development Information

Public records indicate:

- Zoning Districts: **R6, R3A, C1-2**
- Zoning Map: **1c**
- Maximum Buildable Area: Approximately **6,890 SF**

Prospective purchasers and tenants should independently verify zoning, permitted uses, and development potential.

Potential Uses

The property may be suitable for:

Food & Beverage

- Café operators
- Coffee shops
- Bakeries
- Specialty food concepts
- Neighborhood-serving food establishments

Retail & Services

- Boutique retail
- Wellness providers
- Personal services
- Community businesses

Professional Users

- Medical offices
- Legal/accounting offices
- Insurance providers
- Nonprofit organizations

Approval Status

The property is newly constructed, and the **Certificate of Occupancy is currently pending.**

Prospective purchasers and tenants should conduct their own due diligence regarding permitted uses, licensing requirements, and approvals required for their intended operations.

Offering Summary

Sale Price: \$1,500,000

Lease Options:

Approximately 1,100 SF

\$3,000/month

Approximately 2,200 SF Combined

\$5,000/month

Contact Information

For additional information or to arrange a private walkthrough:

Ian Stewart

Global Realty Development

914-279-2019

This offering memorandum contains information obtained from sources believed to be reliable. However, all information is subject to verification, and no representation or warranty is made regarding accuracy or completeness. Prospective purchasers and tenants should perform their own due diligence.