

453 EAST 175TH STREET, BRONX, NY 10457

6,473 Sq. Ft. Commercial Building with Air Rights, Owner-User Opportunity | **FOR SALE**



6,473
Building Size

19,154
Air Rights Sq. Ft. (W/ UAP Bonus)

**DELIVERED
VACANT**

TREMONT
Neighborhood

PROPERTY INFORMATION

*** ALL SQ. FT. ARE APPROXIMATE**

Block / Lot	2908 / 47
Lot Dimensions	50' x 102.37'
Lot Sq. Ft.	5,115
Building Dimensions	50' x 102.37' Irr.
Stories	2
Building Sq. Ft.	6,473
Zoning	R7A / M1-4 / MX-14 / M1-1
FAR	4.00 / 2.00 / 1.00
FAR UAP	5.01
Buildable Sq. Ft. (As-Of-Right)	20,461
Buildable Sq. Ft. (UAP)	25,627
Air Rights Sq. Ft. (As-Of-Right)	13,988
Air Rights Sq. Ft. (W/ UAP)	19,154
Tax Class	4
Assessment (24/25)	\$218,880
Real Estate Taxes (24/25)	\$23,184

PROPERTY DESCRIPTION

Ariel Property Advisors is pleased to present 453 East 175th Street, a commercial building located on the North side of 175th Street between Park Avenue & Washington Avenue in the Tremont section of the Bronx.

The subject property is 6,473 Sq. Ft. across two stories with 50' of frontage on 175th Street. Ceiling heights range from 20' on the first floor, 10' on the second-floor office and potential to combine the two floors and create a one-story property with 20' ceiling heights. The property also has a driveway and large garage bay for vehicle access. Additional air rights on the property total up to 19,154 Sq. Ft. providing for additional development potential. The property is owner-occupied and will be delivered vacant. **

453 East 175th Street is in a densely populated area of Central Bronx as transportation throughout the Bronx, Westchester, New Jersey, Long Island, and the greater NYC area is provided by the Cross Bronx Expressway & Webster Avenue which are within a block of the property. Easy access to the Tri-State area makes this asset strategically located as a last-mile distribution facility for both investors and owner-users alike.

Nearby public transportation options include several bus lines (Bx15 & Bx41), and the Metro North Tremont station.

Offering scale and a great location in a rapidly appreciating neighborhood, 453 East 175th Street represents an outstanding opportunity in a rapidly up and coming Bronx neighborhood.

**Current ownership would also entertain a sale-leaseback option. Please inquire for more information.

OWNERSHIP REQUESTS PROPOSALS

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

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2908

Block

47

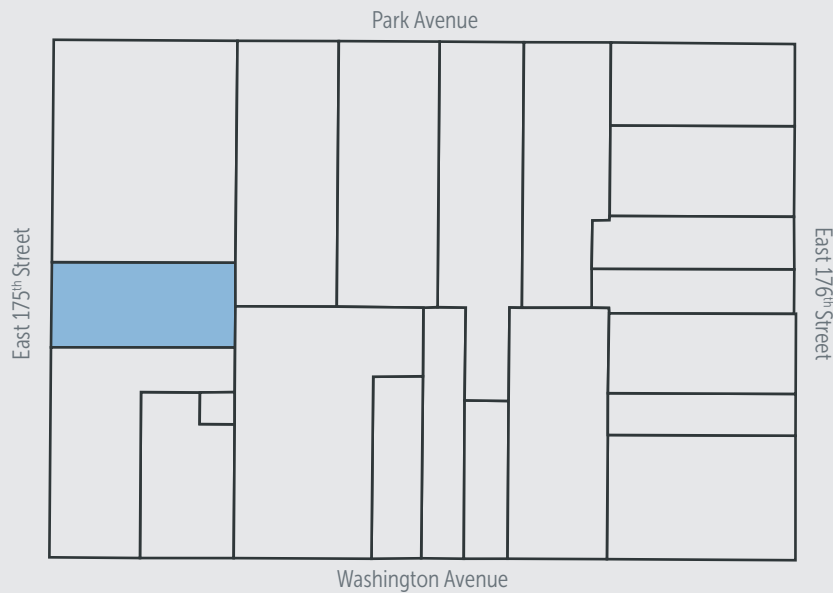
Lot

50' X 102.37'

Lot Dimensions

5,115

Lot Area SF



- 1 Wendy's
- 2 BP
- 3 Dunkin'
- 4 Krinos Foods
- 5 KFC
- 6 White Castle



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