

FOR LEASE & FOR SALE

3522 Webster Avenue Bronx, New York 10467

27,792 SF Vacant Commercial Building with Air Rights

Ariela
A member of GREA



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- ▶ Three floor commercial building located on the East side of Webster Avenue, just off the bustling corner of Webster Avenue & East Gun Hill Road in the Norwood section of the Bronx
- ▶ The 27,792 SF (Approx.) building (including below grade space) is currently vacant, with roughly 9,200 square foot floor plates across 3 floors, this is a perfect opportunity for an owner-user
- ▶ Ceiling heights ranging from 14'-18' and, 100' of frontage on Webster Avenue providing users with a great street presence in the neighborhood. The ground floor is currently a built-out car dealership space, and office space
- ▶ The asset also has two ramps for cars/trucks to access the second floor & lower level parking areas.
- ▶ This land measures 100' x 98' (Approx.) and is zoned C4-4/R7-2 (FAR: 4.00 on the as-of-right 5.01 with UAP, and 4.8 with Community Facility) providing an opportunity for a mixed-use development in one of the Bronx's fastest growing areas.
- ▶ The property is within a mile of several major Bronx attractions including, the Montefiore Medical Center Campus Van Cortlandt Park, Williamsbridge Oval, The Bronx Botanical Gardens, The Bronx Zoo, and both Fordham University and Lehman College are all a short distance from the property.
- ▶ Immediate access to Manhattan and the other boroughs is provided by the 2/5 trains, which are located around the corner at the Gun Hill Road station. Transportation throughout the Bronx and the greater NYC area is provided by the 4/D subways lines, several public bus lines, the Williams Bridge Metro-North station, The Bronx River Parkway and the Major Deegan Expressway that are all within a half-mile of the property.

Ownership Requests Proposals

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

Daniel Mahfar x99
dmahfar@arielpa.com

Erik Moloney x24
emoloney@arielpa.com

Jake Brody x62
emoloney@arielpa.com

Victor Sozio x12
vsozio@arielpa.com

Jason M. Gold x22
jgold@arielpa.com

For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

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Scheduled Income

Unit Type	Monthly Income	Annual Income
Commercial	\$30,000	\$360,000
Total Income:	\$30,000	\$360,000

Block / Lot	3360 / 44
Lot Dimensions	100.26' x 98.03' (Irr.)
Lot Sq. Ft.	9,819
Building Dimensions	100.17' x 92.75'
Floor Plate (Approx.)	9,264
Gross Building Size (Including Below Grade Space)	27,792
Frontage	100.17'
Zoning	C4-4 (R7-2 residential equivalent)
FAR (As-of-Right)	4.00
FAR (UAP)	5.01
FAR (Commercial)	3.40
FAR (Community Facility)	4.80
Buildable Sq. Ft. (As-of-Right)	39,276
Buildable Sq. Ft. (UAP)	49,193
Buildable Area (Commercial)	33,385
Buildable Area (w/Community Facility)	47,131
Tax Class	1
Assessment (24/25)	\$696,780
Real Estate Taxes (24/25)	\$74,987

*All square footage/buildable area calculations are approximate

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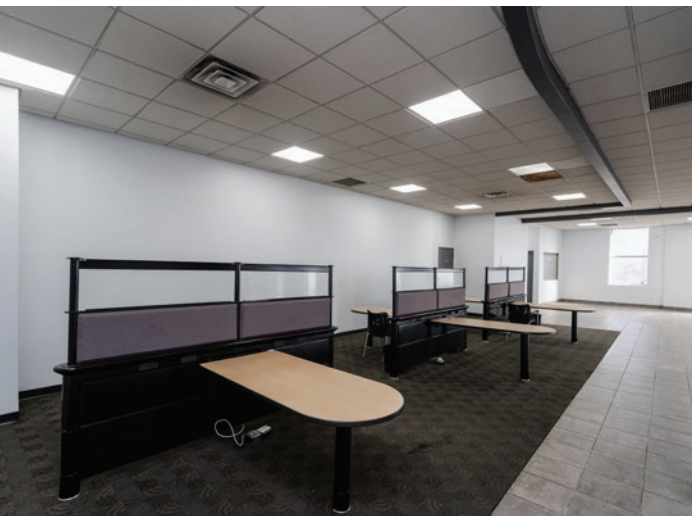
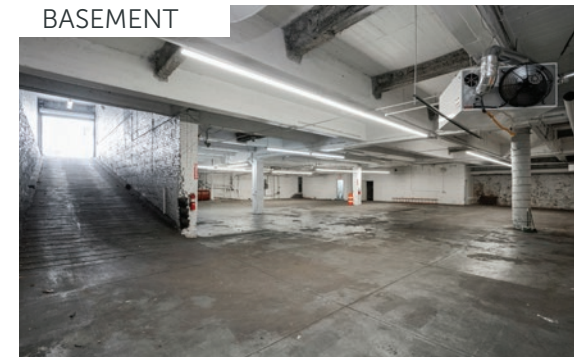
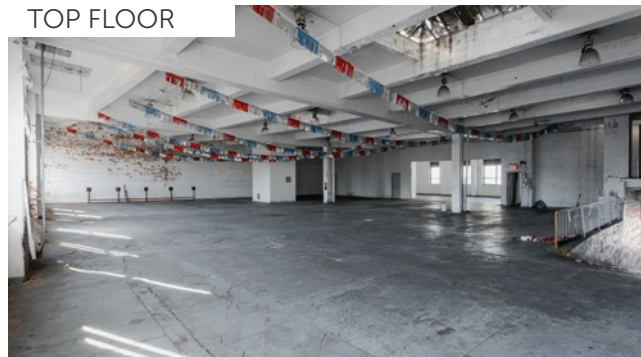
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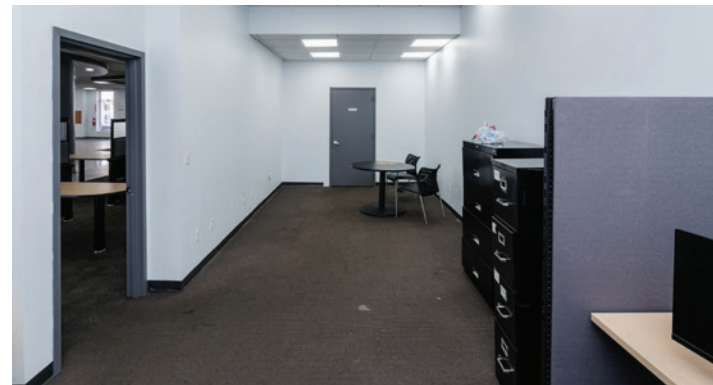
TOP FLOOR



BASEMENT



INTERIOR
PHOTOS



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Located in the Williamsbridge neighborhood of the Bronx, New York, 3522 Webster Avenue is a commercial property built in 1927. The building encompasses approximately 18,528 square feet on a 9,817 square foot lot.

Transportation Score



100
Public Transportation



83
Walker's Paradise

[Visit Walk Score Website](#) →



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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates, and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein.
January 16, 2025 6:23 pm