

PACKAGE OF THREE ADJACENT VACANT LOTS FOR SALE
PRIME DEVELOPMENT/USER OPPORTUNITY

1157 EAST TREMONT AVENUE
1159 EAST TREMONT AVENUE
416 BRONX PARK AVENUE
OPPORTUNITY ZONE
BRONX, NEW YORK

Location: North side of East Tremont Avenue between Bronx Park and Morris Park Avenues
Block: 4007
Lots: 58, 21, 20
Lot Size: 1157 E. Tre 1159 E. Tre 416 Bronx Park Ave
25.67' x 51.5'irr & 32'.25 x 42'irr & 25' x 100'
Lot Square Footage: 4,708
Zoning/FAR: M1-1: (1.0) Height Limit 30'
Total Buildable Sq. Ft: 4,708
Assess: (25/26) \$69,750
Taxes: \$7,566.52

Description: The property is an L shape vacant lot with 58' of frontage on East Tremont Avenue and 25' of frontage on Bronx Park Avenue. This is a perfect double exposure for any business. East Tremont Avenue is a main commercial corridor in the Bronx with lots of foot traffic from the neighborhood.

A **developer** can build a one or two story commercial building, which can have a store or restaurant on the first floor and offices above.

The property is also great for a **user**, the site can be a medical office, a beauty salon or a 24/7 laundry mate. The space would also be great as an adult day care center.

The site has easy access to Manhattan and Brooklyn, the 2 & 5 trains are two blocks away on East 180th Street. This is a high traffic area.

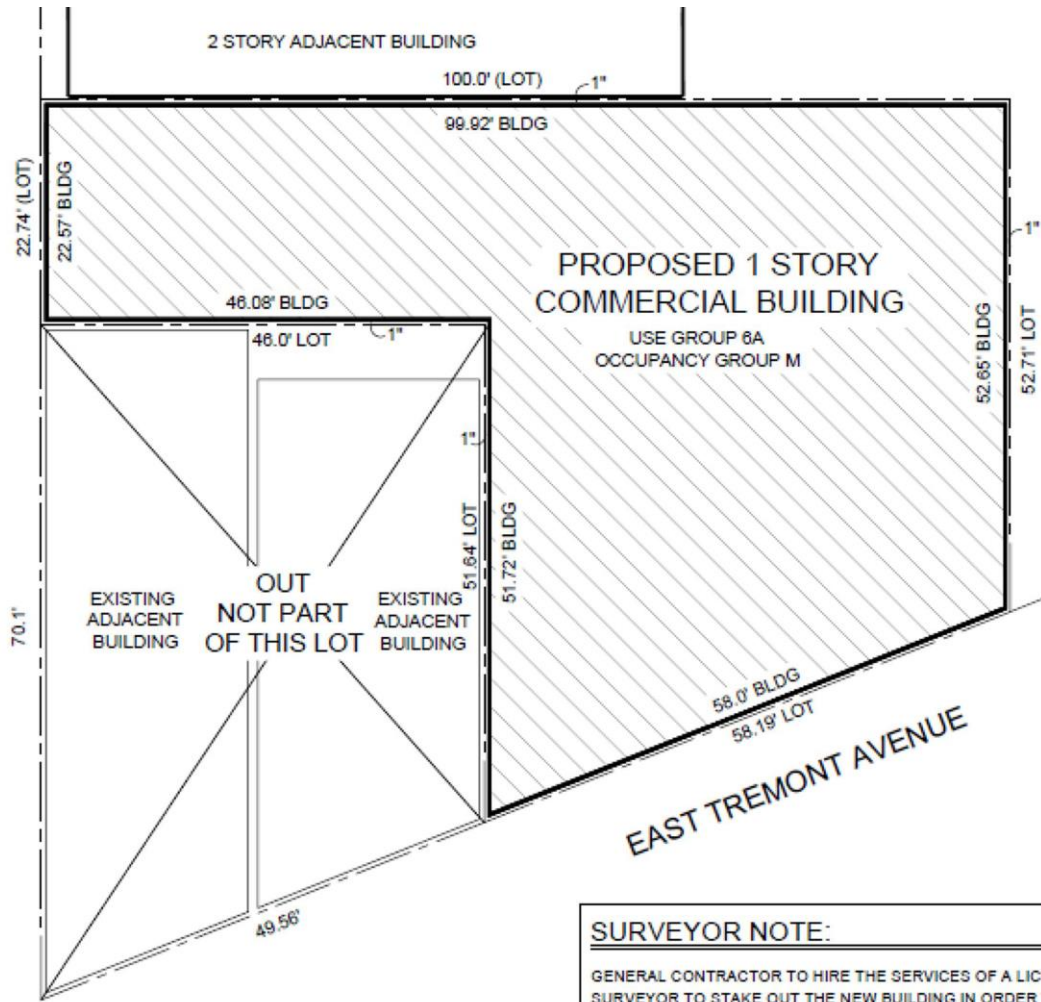
ASKING PRICE: \$1,500,000

For Further Information or Inspection, Please Contact Sales Agent:
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BRONX PARK AVENUE



SURVEYOR NOTE:

GENERAL CONTRACTOR TO HIRE THE SERVICES OF A LICENSED SURVEYOR TO STAKE OUT THE NEW BUILDING IN ORDER TO MAINTAIN REQUIRED YARDS AS INDICATED ON THIS PLAN.

PLOT PLAN

SCALE 3/32" = 1'-0"

