

**VACANT MIXED-USE BUILDING FOR SALE**  
**4,700 SQ FT WITH 7,000 SQ FT OF AIR RIGHTS**  
**5 PARKING SPACES**  
**VERY LOW TAXES**  
**BRONX NY 10456**  
**\$1,400,000**

BLDG DIMENSIONS:	25 x 70
LOT DIMENSIONS:	25 x 118
GROSS SQUARE FT:	4,725
AIR RIGHTS:	7,075
STORIES:	3
YEAR BUILT:	1924
ZONING:	R7-1/ C1-4
F.A.R.:	4.0 (Wide Street)
TAXES:	\$2,242

**CURRENT LAYOUT:** LEGAL 2 APARTMENTS + 1 STORE + 5 PARKING SPACES  
2 (5 BEDROOMS) + 1 (STORE)

**POTENTIAL LAYOUT:** AT LEAST 5 APARTMENTS + 1 STORE + 5 PARKING SPACES

- *Neighboring properties are 5 apartments + 1 store*

## NOTES

- GAS BOILER AND WATER HEATER
- WALK TO B/ D/ 4 TRAINS, BUSES & SHOPPING

*Let Us Do Business The Right Way!*

**For more information contact**

**OMORRISON PROPERTIES**

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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 it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, 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 OR INCOME, AND ALL OTHER INFORMATION HEREIN.**