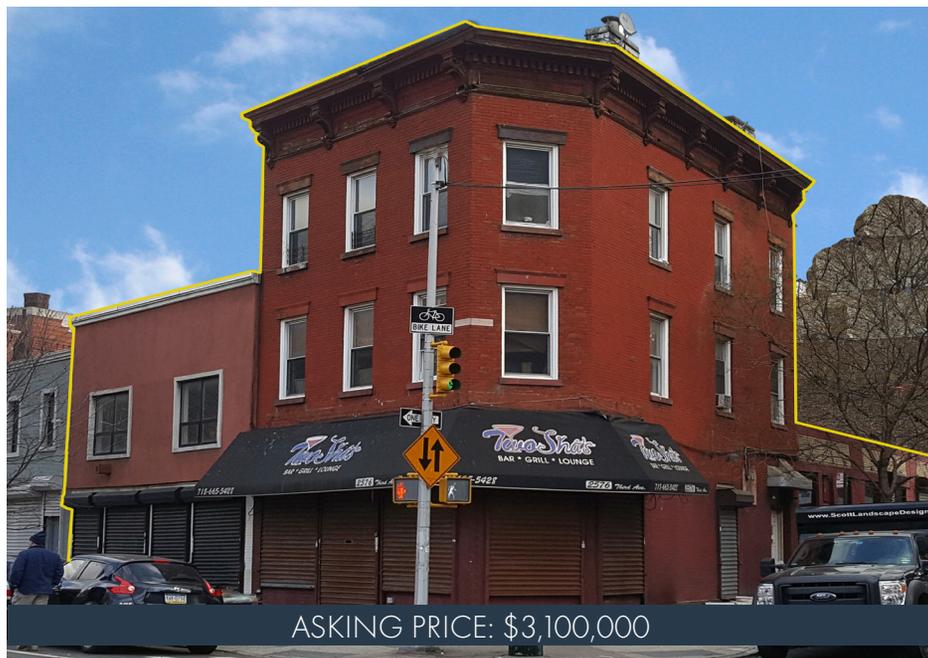


# 2576-2580 THIRD AVENUE, BRONX, NY 10454

MOTT HAVEN CORNER BUILDINGS WITH AIR RIGHTS

development  
site  
advisors™



Address	2576 Third Avenue	2580 Third Avenue	Combined
Block/Lot:	2314/47	2314/48	2314/47&48
Lot Dimensions:	26.93' x 105.31'	28' x 93.5'	Irregular
Lot Size:	2,392	2,175	4,567
Year Built:	1931	1910	
Building Size:	25' x 93.16'	25' x 90'	50' x 93.16'
Stories:	3	2	
Gross SF:	4,288	4,700	8,988
Net SF:	3,859	4,230	8,089
Total Units:	3	1	4
Zoning District:	R6 / C2-4	R6 / C2-4	R6 / C2-4
FAR:	3.00	3.00	3.00
Air Rights:	2,888	1,825	4,713
R.E. Taxes (18/19):	\$17,363	\$19,285	\$36,648



AS-OF-RIGHT  
± 13,700 ZFA

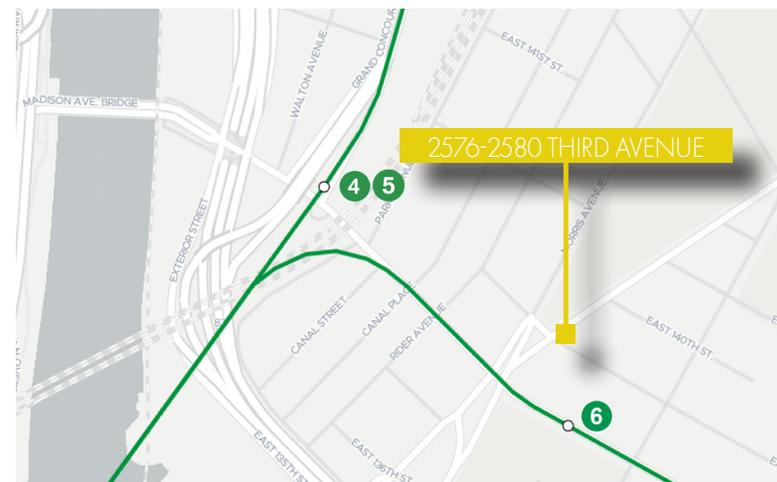
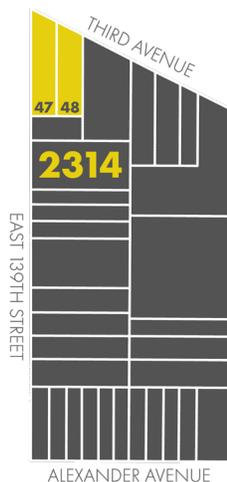


PRICE/SF  
\$345



TRANSIT OPTIONS  
4, 5, & 6 TRAIN

Development Site Advisors has been retained on an exclusive basis to arrange for the sale of 2576-2580 Third Avenue in the Mott Haven section of the Bronx. The subject property lies on a prime corner and consists of two (2) contiguous buildings that contain two (2) residential units and one (1) vacant commercial store with a useable basement at 2576 Third Avenue and a vacant fully renovated office building plus a full useable basement at 2580 Third Avenue, all combining for ± 8,988 square feet. This corner property totals 148 feet of wrap around frontage, wrapping around the block of 3rd Avenue and East 139th Street. In addition to the existing square footage, there are also ± 13,701 buildable as-of-right buildable square feet for future development opportunity. The Property is extremely well located, considering all the new development that is going up in the area, a large retail corridor just blocks away creating heavy foot traffic, along with its very close proximity to three different subway lines: the 4, 5, and 6. This area of Mott Haven is especially desirable given the short distance to Midtown Manhattan. Both commercial and residential rents have been rapidly increasing in Mott Haven over the last few years. The contiguous corner building package is an ideal opportunity for both an end-user or mixed-use investor looking to take advantage of the up and coming Mott Haven market.



## CONTACT EXCLUSIVE ADVISORY TEAM:

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