

2403 3RD AVENUE, BRONX, NY 10451

5-STORY BUILDING W/AIR RIGHTS IN AN OPPORTUNITY ZONE

FOR SALE

LOT DIMENSIONS **48.88' x 191.43'**
EXISTING GSF **33,563 SF**
EXISTING AIR RIGHTS **21,504 SF**
ZONING DISTRICT **M1-3/R8**

2403 Third Avenue, is situated on a 48.88' x 191.43', 9,038 sq. ft. lot, improved by a ±33,563 square foot, 5-story plus basement, dual elevator, Warehouse Building with a ±11.5 ft driveway and loading docks. The Property also has a Billboard in place with income on a month-to-month basis. The building is also nestled directly in-between Brookfield Properties' multi-tower, mega-development dubbed "Bankside" which is currently under construction and will boast north of 1-Million sq. ft. with 1,350 rental apartments, 15k sq. ft. of retail, an educational and community center plus a public waterfront park and promenade and RXR Realty's newly planned 27-Story, 165k sq. ft., 200-Unit Residential Tower.

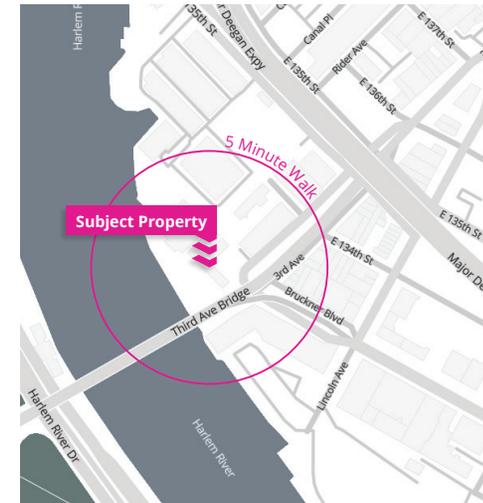
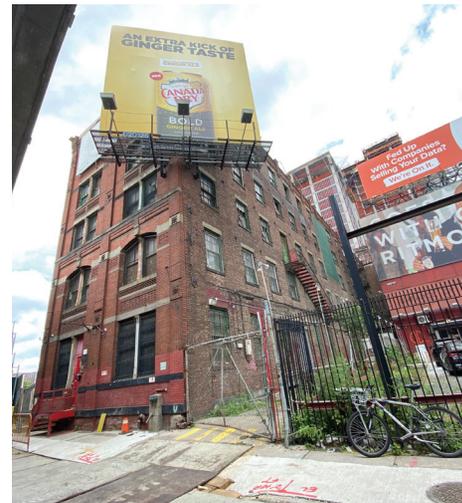
The 5-story structure, with over 100 windows, was originally constructed for J.L. Mott, the individual Mott Haven was named after. The existing building was built in 1882. The firms name is still etched in designed brickwork on the facade facing the river. The building is currently owned and operated by the famed "Beethoven Pianos" and will be delivered vacant at closing. The Property also has existing air rights: it is zoned in an M1-3/R8 zoning district within the Special Harlem River Waterfront District (HRW) rezoning area. 2403 Third Avenue is located in a Qualified Opportunity Zone and is 3-blocks away from the 138th Street Subway Station which operates the 4, 5 and 6 trains.

2403 Third Avenue is a perfect candidate for Adaptive Reuse or for a User to purchase a site which will be surrounded by thousands of new residential units.



Location:	Between Bruckner Boulevard and Major Deegan Expressway		
Block/Lot:	2319 / 112	Lot SF:	9,147 SF
Lot Dimensions:	48.88' x 191.43'	Max ZFA:	55,067 SF
Building Dimensions:	35.40' x 187.23'	Opportunity Zone:	YES
Zoning District:	M1-3/R8	Neighborhood:	Mott Haven
Special District:	HRW	MIH or VIH:	NO
Air Rights:	21,504 SF	Existing GSF:	33,563 SF
Assessed Value:	\$1,240,830	R.E Taxes:	\$130,746

ASKING PRICE: \$8,500,000 | ± 250/EXISTING SF



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