

BLACK AND COMPANY

PROPERTY FOR SALE

235 E. 233rd Street, Bronx, NY 10470

Retail Building Opportunity

Lot Area 3,283 SQF | \$1,000,000 Asking Price



**Nicolas Black | Principal Broker | Black and Company Properties | 1 Bridge Street, Suite 2-005 | Irvington, NY 10533
nicolas@blackcmp.com | 917-655-8935**

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, Black and Company Properties, LLC makes no representation as to the condition of the property (or properties) in question.

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PROPERTY OVERVIEW

Black and Company Properties has been retained on an exclusive basis to arrange for the sale of 235 East 233rd Street. The property is located on East 233rd Street which gives it excellent visibility on a high traffic street through the Woodlawn section of the Bronx. The zoning is C8-1 which allows “as-of-right” usage for multiple commercial businesses. The building has a small front office area and two drive-in bays with 2 hydraulic lifts.

The property has parking for roughly 10-15 vehicles and an outdoor car lift. There are not any underground fuel or waste oil tanks buried in the property. All tanks were removed in the past and all environmental reports are available. Excellent location for any retail business operation.

PROPERTY HIGHLIGHTS

- Excellent Visibility on a High Traffic Street
- 3 Hydraulic Lifts (1 outdoor, 2 indoor)
- Parking for 10-15 Vehicles

NEIGHBORHOOD OVERVIEW

Woodlawn, also known as Woodlawn Heights, is a vibrant neighborhood at the very north end of the borough of the Bronx in New York City. East 233rd Street is a major thoroughfare that runs east-west on the southern border of the neighborhood. It is largely known for its strong sense of community, pubs, dining, entertainment, and retail strips on Katonah and McLean Avenues. Woodlawn also benefits from excellent transportation options from bus, the Bronx River Parkway, I-87, and the Woodlawn station of the Metro-North Railroad.

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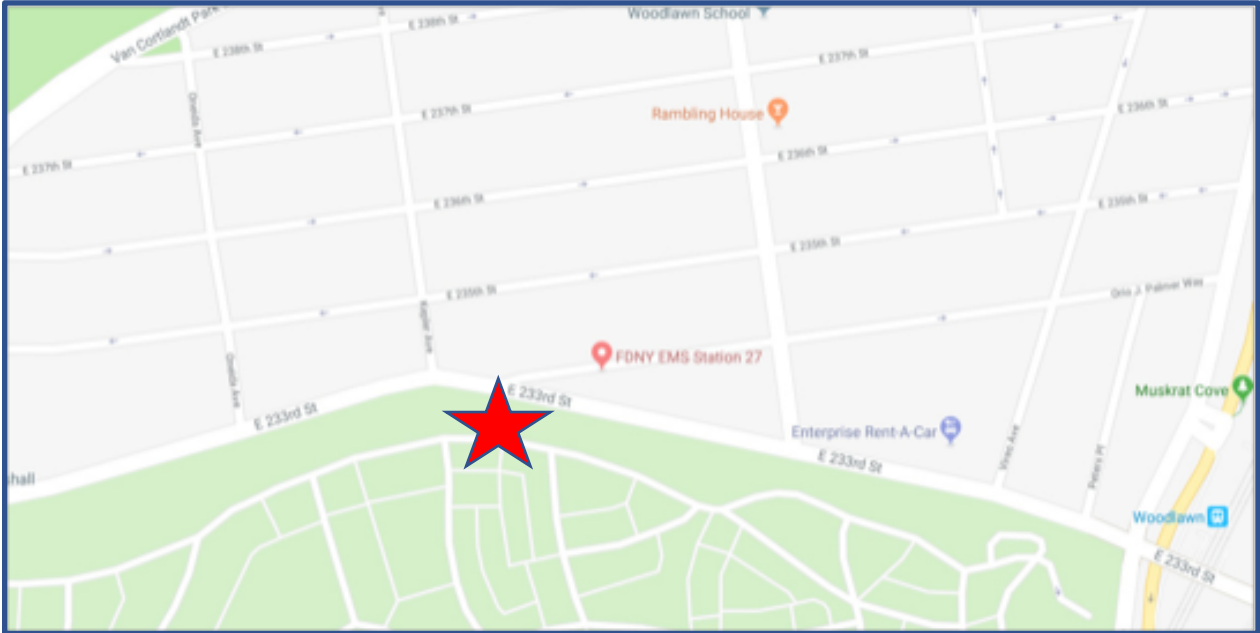
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PROPERTY FEATURES

Location	Intersection of 234th & 233rd Streets
Block-Lot	3374-1
Lot Size	143' x 49' (Approx.)
Stories	1
Year Built	1931
Zoning	C8-1
FAR	1.0
Lot Area	3,283
Acreage	0.08
Building Area	1,160
RE Taxes (Combined)	\$8,248

LOCATION MAP



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