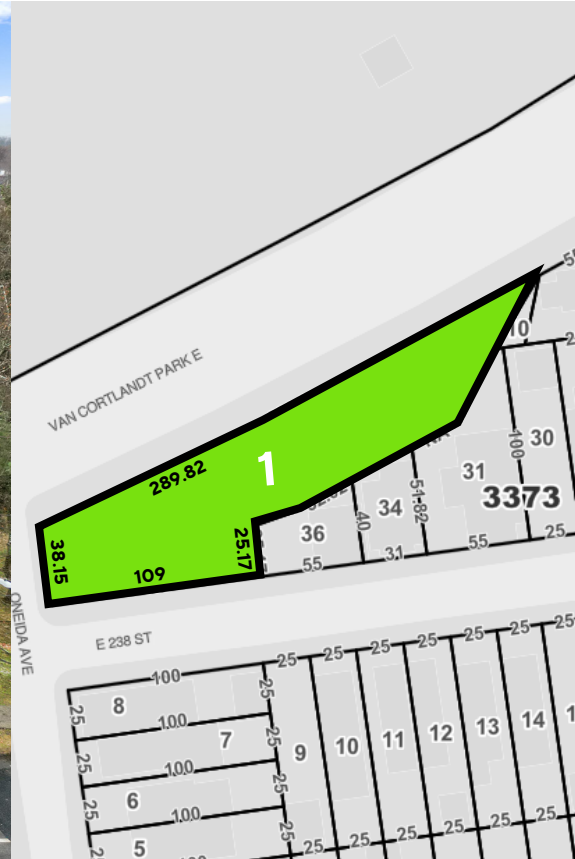


EXCLUSIVE LISTING



OFFERING PRICE

\$1,799,999

PROPERTY DESCRIPTION

BLOCK & LOT	3373-0001
NEIGHBORHOOD	Woodlawn
CROSS STREETS	Corner of Van Cortlandt Park East & Oneida Ave
BUILDING DIMENSIONS	88 ft x 37 ft
LOT DIMENSIONS	289.67 ft x 38 ft
TOTAL BUILDING SQUARE FOOTAGE	6,512
TOTAL LOT SQUARE FOOTAGE	12,950
# OF UNITS	6 Offices
ZONING	R4A
RESIDENTIAL FAR	0.75
RESIDENTIAL BUILDABLE	9,712.50
COMMUNITY FACILITY FAR	2.00
COMMUNITY FACILITY BUILDABLE	25,900.00
TAXES	46,046.00
TAX CLASS	4

INVESTMENT HIGHLIGHTS

6 Offices

of Units

6,512

Approx. SF

\$276

Price/SF

Investment Property Realty Group (IPRG) has been exclusively retained to sell **4350 Van Cortlandt Park East**. The subject property is a single-story medical office building that is in the Woodlawn section of the Bronx.

The commercial building is currently made up of 6 office spaces throughout the building. There are currently 1 out of the 6 spaces that are rented on a month-to-month basis. This building sits on a massive 12,950 square foot lot that is directly across from the Van Cortlandt Park and has ample amount of street parking. This property is perfect for an investor to capitalize on increasing the rent roll, a business owner to utilize for their business, or for a developer to come in and do a redevelopment.

Built in 1963, the building has a total of 6,512 square feet. The property sits on 289 ft of frontage on the corner of Van Cortlandt Park East and Oneida Avenue.

The building is within walking distance to the Woodlawn Metro North subway station.

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ADDITIONAL PROPERTY PHOTOS

