



4332-4342 BRONX BOULEVARD

Wakefield Section of The Bronx

**NEW
EXCLUSIVE
For Sale / Lease**

~ 12,375 SF Rectangular Property



Property Information

LOCATION	On Bronx Blvd between E 236th St and E 237th St
ZONING	C8-1
FACILITY FAR	2.4 (25,618 SF Buildable)
COMMERCIAL FAR	1 (8,324 SF Buildable)
USE GROUP	16
DRIVE INS	2
CEILINGS	13.6'

3 ADJACENT LOTS ▶	4332 BRONX BLVD	4336 BRONX BLVD	4342 BRONX BLVD	TOTAL ▼
BLOCK / LOT	5034-0059	5034-0062	5034-0067	
'24-'25 TAXES	\$7,438.72	\$13,201.76	\$7,990.80	\$28,631.28
LOT SIZE	4,121 SF	6,181 SF	2,060 SF	12,362 SF
LOT DIMENSIONS	50' x 82.42'	75' x 82.42'	25' x 82.42'	150' x 82.42'
BUILDING SIZE	N/A	Warehouse 2,800 SF	Office 1,250 SF	4,050 SF
BLDG DIMENSIONS	N/A	50' x 56'	25' x 49.42'	
UNUSED FAR	4,121 SF	3,400 SF	803 SF	8,324 SF

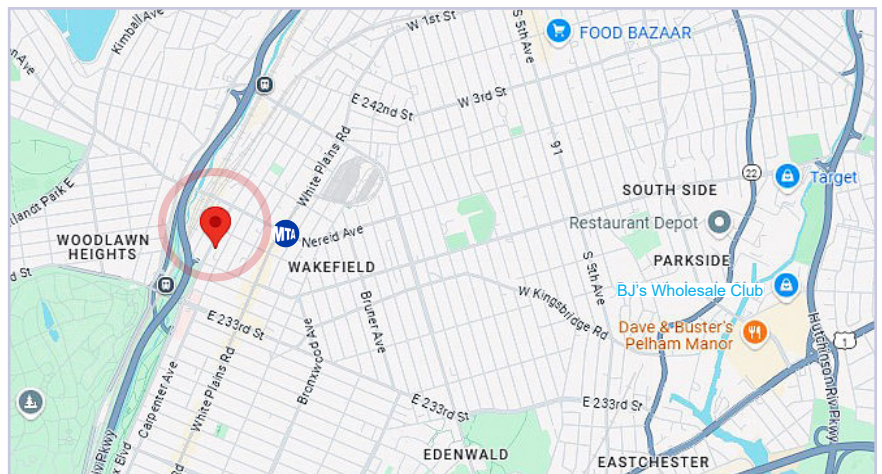
*All measurements are approximate.



Sale Price ▶ \$3.9 Million
Lease Price ▶ \$15,000/Month

For complete offering information or inspection, please contact exclusive broker:

ED BRUCKSTEIN
EBRUCKSTEIN@CTNYC.COM
718-986-6587



Close to



97-77 QUEENS BLVD SUITE 1120, REGO PARK, NY 11374 • 718-937-8100 • WWW.CTNYC.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior to sale, rent, and withdrawal without notice.

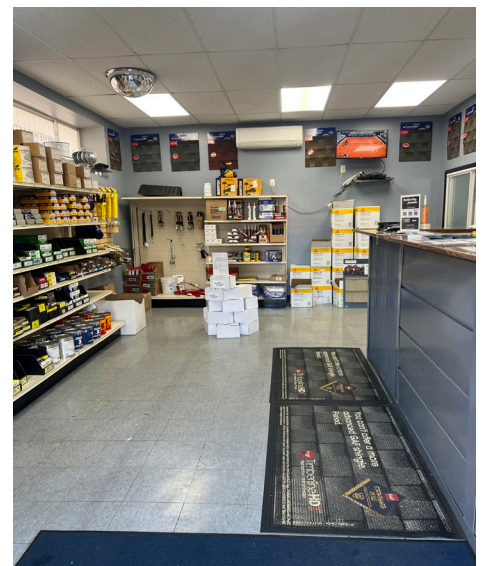


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Interior ►

- 1,250 SF OFFICE
- 2,800 SF WAREHOUSE
- GAS BLOWERS
- 3 SKYLIGHTS
- CAMERAS
- ALARMED

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