



4344 BRONX BOULEVARD Wakefield Section of The Bronx

**FOR
SALE**

4,536 SF Building with 3,150 SF Yard



7,700 SF Property Presently Improved by an Auto Body Shop

PROPERTY INFORMATION

LOCATION	On Bronx Blvd between E 236th St and E 237th St
BLOCK / LOT	05034 / 0068
BUILDING SIZE	4,536 SF
LOT SIZE	7,690 SF Approx.
LOT DIMENSIONS	100'x82' Slightly IRR (See page 3.)
ZONING	C8-1
COMMERCIAL FAR	1 (7,690 SF Buildable)
FACILITY FAR	2.4 (18,456 SF Buildable)
TAXES	\$24,902/Annum

FEATURES

- CEILINGS: 12.6 FT
- SMALL OFFICE
- FLOOR DRAINS
- 400 AMPS
- NEAR **2** **5** SUBWAYS
- DRIVE-INS: 2
- SPRAY BOOTH
- 2 BATHROOMS
- OIL HEAT
- COMPRESSORS

Asking Price ► \$2,900,000

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

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

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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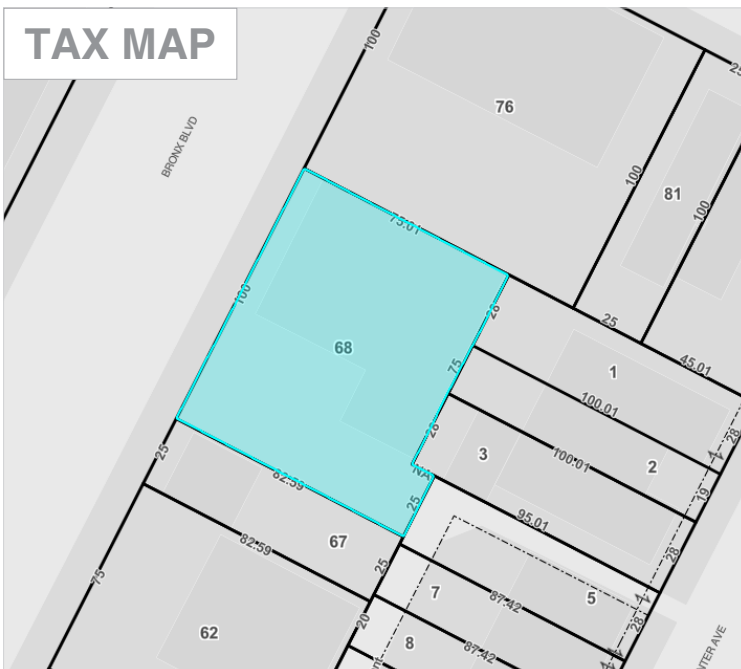
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DEPARTMENT OF HOUSING AND BUILDINGS					
BOROUGH OF		, CITY OF NEW YORK			
BRONX				MS	
		No.		10514	
		Date		APR 10 1952	
CERTIFICATE OF OCCUPANCY					
(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C-26-181.0 to C-26-187.0 inclusive Administrative Code 2.13.1. to 2.13.7. Building Code.)					
This certificate supersedes C. O. No.					
To the owner or owners of the building or premises:					
THIS CERTIFIES that the new altered existing building premises located at					
XXXXXXXXXX					
4344 Bronx Blvd., MS, 100' S of E. 237th St.					
		Block	5054	Lot 68 & 71	
, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and					
CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.					
N.B. or Alt. No.—		Construction classification—			
XXXXX 1197-49		Nonfireproof			
Occupancy classification—		Height			
COMMERCIAL		1 stories, 15'2"			
Date of completion—		Located in			
8-20-50		Unrestricted			
Area		Height Zone at time of issuance of permit			
Class 1					
This certificate is issued subject to the limitations hereinafter specified and to the following regulations of the Board of Standards and Appeals:					
(Calendar numbers to be inserted here)					
PERMISSIBLE USE AND OCCUPANCY					
STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	On ground				Boiler Room
First	On ground & 50	4		4	Non-storage Garage for more than five cars, Gas Station, Auto Repair Shop, Spray Room, Grease Lift, Parking and Storage of more than five motor vehicles on open spaces
NOTES: Fire Dept. Permit: 04-21061 issued 7-24-51 for a 550 gallon fuel oil installation.					
NOTES: Fire Dept. approval of gasoline tank installation and fire extinguishing equipment and Paint Spraying and Motor Vehicle Repair Shop received.					