

FOR LEASE & FOR SALE

3522 Webster Avenue Bronx, New York 10467

27,792 SF Vacant Commercial Building with Air Rights

Ariela
A member of GREA



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- ▶ Three floor commercial building located on the East side of Webster Avenue, just off the bustling corner of Webster Avenue & East Gun Hill Road in the Norwood section of the Bronx
- ▶ The 27,792 SF (Approx.) building (including below grade space) is currently vacant, with roughly 9,200 square foot floor plates across 3 floors, this is a perfect opportunity for an owner-user
- ▶ Ceiling heights ranging from 14'-18' and, 100' of frontage on Webster Avenue providing users with a great street presence in the neighborhood. The ground floor is currently a built-out car dealership space, and office space
- ▶ The asset also has two ramps for cars/trucks to access the second floor & lower level parking areas.
- ▶ This land measures 100' x 98' (Approx.) and is zoned C4-4/R7-2 (FAR: 4.00 on the as-of-right 5.01 with UAP, and 4.8 with Community Facility) providing an opportunity for a mixed-use development in one of the Bronx's fastest growing areas.
- ▶ The property is within a mile of several major Bronx attractions including, the Montefiore Medical Center Campus Van Cortlandt Park, Williamsbridge Oval, The Bronx Botanical Gardens, The Bronx Zoo, and both Fordham University and Lehman College are all a short distance from the property.
- ▶ Immediate access to Manhattan and the other boroughs is provided by the 2/5 trains, which are located around the corner at the Gun Hill Road station. Transportation throughout the Bronx and the greater NYC area is provided by the 4/D subways lines, several public bus lines, the Williams Bridge Metro-North station, The Bronx River Parkway and the Major Deegan Expressway that are all within a half-mile of the property.

Ownership Requests Proposals

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | **arielpa.nyc**

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For Financing Information:

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Scheduled Income

Unit Type	Monthly Income	Annual Income
Commercial	\$30,000	\$360,000
Total Income:	\$30,000	\$360,000

Block / Lot	3360 / 44
Lot Dimensions	100.26' x 98.03' (Irr.)
Lot Sq. Ft.	9,819
Building Dimensions	100.17' x 92.75'
Floor Plate (Approx.)	9,264
Gross Building Size (Including Below Grade Space)	27,792
Frontage	100.17'
Zoning	C4-4 (R7-2 residential equivalent)
FAR (As-of-Right)	4.00
FAR (UAP)	5.01
FAR (Commercial)	3.40
FAR (Community Facility)	4.80
Buildable Sq. Ft. (As-of-Right)	39,276
Buildable Sq. Ft. (UAP)	49,193
Buildable Area (Commercial)	33,385
Buildable Area (w/Community Facility)	47,131
Tax Class	1
Assessment (25/26)	\$699,480
Real Estate Taxes (25/26)	\$75,278

*All square footage/buildable area calculations are approximate

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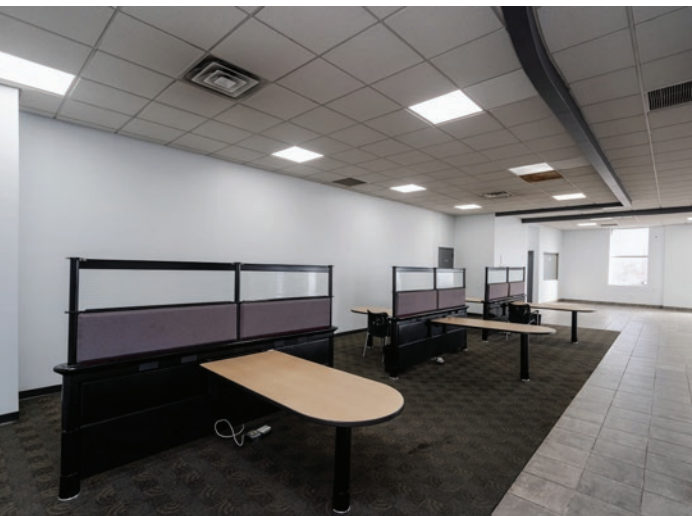
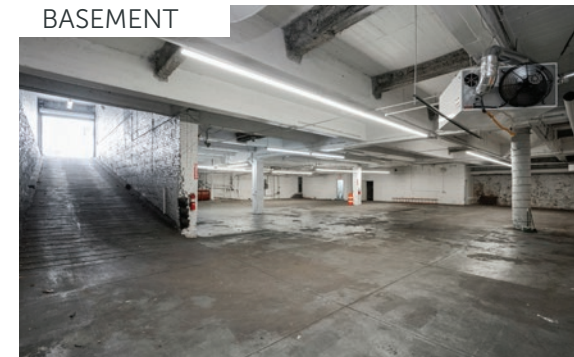
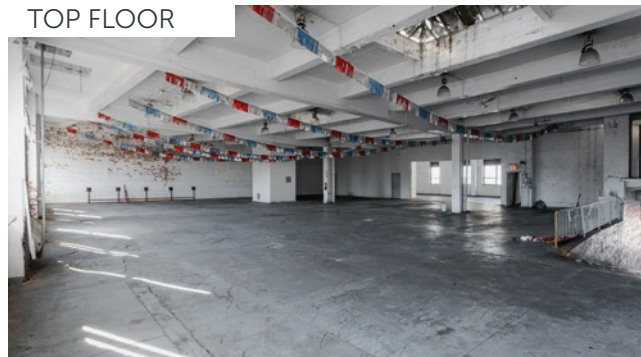
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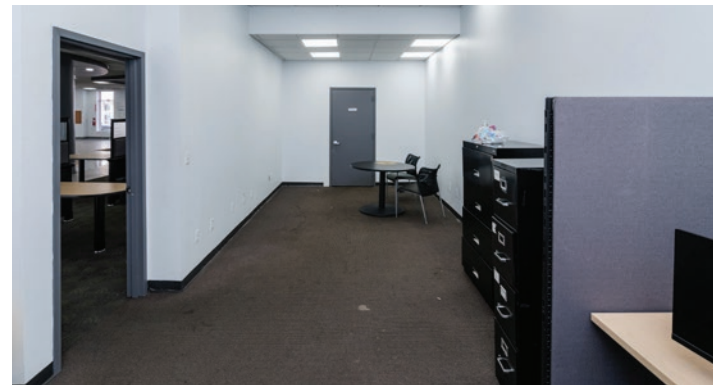
TOP FLOOR



BASEMENT



INTERIOR
PHOTOS



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Located in the Williamsbridge neighborhood of the Bronx, New York, 3522 Webster Avenue is a commercial property built in 1927. The building encompasses approximately 18,528 square feet on a 9,817 square foot lot.

Transportation Score



100
Public Transportation



83
Walker's Paradise

[Visit Walk Score Website](#) →



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