FOR SALE

370 East 149th Street, Bronx, NY 10455

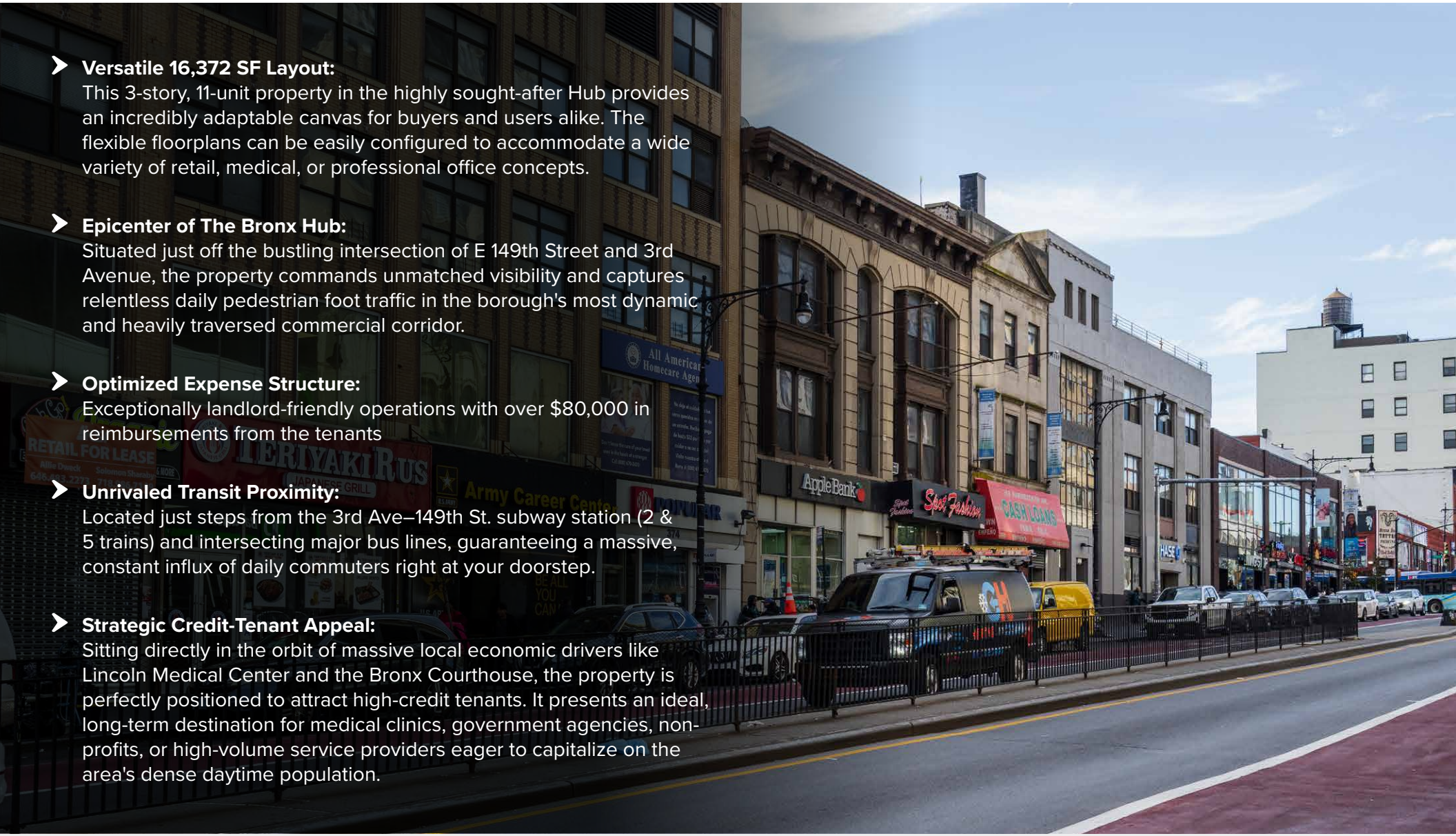
Prime 16,372 Gross SF Retail Opportunity
in the Heart of The Hub



Ariel A
GREA Partner

370 East 149th Street, Bronx, NY 10455

Prime 16,372 Gross SF Retail Opportunity in the Heart of The Hub I **FOR SALE**



- **Versatile 16,372 SF Layout:**
  This 3-story, 11-unit property in the highly sought-after Hub provides an incredibly adaptable canvas for buyers and users alike. The flexible floorplans can be easily configured to accommodate a wide variety of retail, medical, or professional office concepts.

- **Epicenter of The Bronx Hub:**
  Situated just off the bustling intersection of E 149th Street and 3rd Avenue, the property commands unmatched visibility and captures relentless daily pedestrian foot traffic in the borough's most dynamic and heavily traversed commercial corridor.

- **Optimized Expense Structure:**
  Exceptionally landlord-friendly operations with over $80,000 in reimbursements from the tenants

- **Unrivaled Transit Proximity:**
  Located just steps from the 3rd Ave–149th St. subway station (2 & 5 trains) and intersecting major bus lines, guaranteeing a massive, constant influx of daily commuters right at your doorstep.

- **Strategic Credit-Tenant Appeal:**
  Sitting directly in the orbit of massive local economic drivers like Lincoln Medical Center and the Bronx Courthouse, the property is perfectly positioned to attract high-credit tenants. It presents an ideal, long-term destination for medical clinics, government agencies, non-profits, or high-volume service providers eager to capitalize on the area's dense daytime population.

Exclusively Represented By
212.544.9500 I **arielpa.nyc**

Jason M. Gold x22
jgold@arielpa.com

Gabriel Elyaszadeh x55
gelyaszadeh@arielpa.com

For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. November 2, 2026 7:33 pm

370 East 149th Street, Bronx, NY 10455

Prime 16,372 Gross SF Retail Opportunity in the Heart of The Hub | **FOR SALE**



Property Information	
Block / Lot	2327 / 52
Lot Dimensions	50' x 86.5'
Lot Sq. Ft.	4,325
Building Dimensions	50' x 73'
Stories	3
Commercial Units	11
Building Sq. Ft.	16,372
Zoning	C4-4 (R7-2 equiv.)
FAR (Standard)	4.00
Buildable Sq. Ft. (Standard)	17,300
FAR (UAP)	5.01
Buildable Sq. Ft. (UAP)	21,668
Air Rights Sq. Ft.	928
Tax Class	4
Assessment (26/27)	$929,610
Real Estate Taxes (26/27)	$100,844

*All square footage/buildable area calculations are approximate

Asking Price: $6,000,000 | $366/ $/SF | 6.61%/ Cap Rate

Exclusively Represented By
212.544.9500 | arielpa.nyc

Jason M. Gold x22
jgold@arielpa.com

Gabriel Elyaszadeh x55
gelyaszadeh@arielpa.com

For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. November 2, 2026 7:33 pm

370 East 149th Street, Bronx, NY 10455

Prime 16,372 Gross SF Retail Opportunity in the Heart of The Hub | **FOR SALE**

Financial Summary	Current	
Scheduled Commercial Income:	$586,915	
Total Reimbursements	$79,164	
Scheduled Gross Income:	$666,078	
Less Commercial Vacancy Rate Reserve (7.00%):	($41,084)	
Gross Operating Income:	$624,994	
Less Expenses:	($228,382)	39% of SGI
Net Operating Income:	**$396,613**	**6.61% Cap Rate**

Unit Breakdown - Proforma

Unit Status	# of Units	Avg. Rent $/Unit	Monthly Income	Annual Income
Comm	11	$4,446	$48,910	$586,915
Total Income:			**$48,910**	**$586,915**

Expenses (Actual*/Projected)

Real Estate Taxes (26/27)	$100,844	Fuel*	$31,133
Water & Sewer*	$28,698	Legal/Miscellaneous	$5,869
Property & General Liability Insurance*	$38,361	Management	$23,477
Gross Operating Expenses:	**$228,382**		



FOR FULL RENT ROLL CLICK HERE

Asking Price: $6,000,000 | $366/ $/SF | 6.61%/ Cap Rate

Exclusively Represented By
212.544.9500 | arielpa.nyc

Jason M. Gold x22
jgold@arielpa.com

Gabriel Elyaszadeh x55
gelyaszadeh@arielpa.com

For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. November 2, 2026 7:33 pm

370 East 149th Street, Bronx, NY 10455

Prime 16,372 Gross SF Retail Opportunity in the Heart of The Hub | **FOR SALE**

Rent Roll

Unit	Unit Type	Unit Size	Actual/Projected	Reimbursements	Monthly Rent	Rent $/SF	Lease Expiration
Apple Bank	Comm	2,500 SF	Actual	$3,597	$20,042	$96	03/31/2028
Ness Sportswear	Comm	1,500 SF	Actual	$250	$11,670	$93	03/31/2032
Touch Of Love	Comm	592 SF	Actual	$250	$1,350	$27	02/28/2028
Pro Se Divorce	Comm	277 SF	Actual	$250	$988	$43	08/31/2027
Joseph Ramirez	Comm	300 SF	Actual	$250	$1,750	$70	12/31/2028
Vacant (Formerly R&R Marketing)	Comm	800 SF	Projected	$250	$2,060	$31	-
Vacant	Comm	1,634 SF	Projected	$500	$4,100	$30	-
Diligent Mechanical Services. Inc	Comm	166 SF	Actual	$250	$1,150	$83	06/30/2028
Vacant Space - 2nd Floor	Comm	852 SF	Projected	$500	$2,150	$30	-
Alina Romanenko	Comm	676 SF	Actual	$250	$1,500	$27	04/30/2027
Vacant Space	Comm	847 SF	Projected	$250	$2,150	$30	-
Total Monthly Income				**$6,597**	**$48,910**		
Total Annual Income				**$79,164**	**$586,915**		

Asking Price: $6,000,000 | $366/ $/SF | 6.61%/ Cap Rate

Exclusively Represented By
212.544.9500 | arielpa.nyc

Jason M. Gold x22
jgold@arielpa.com

Gabriel Elyaszadeh x55
gelyaszadeh@arielpa.com

For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. November 2, 2026 7:33 pm

370 East 149th Street, Bronx, NY 10455

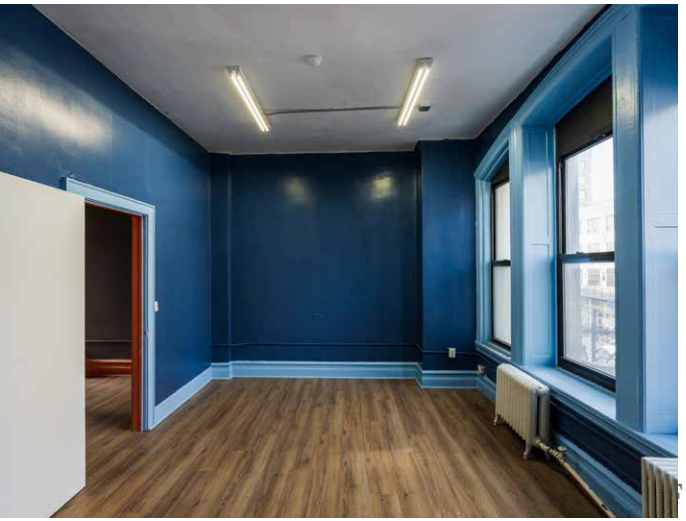
Prime 16,372 Gross SF Retail Opportunity in the Heart of The Hub | **FOR SALE**

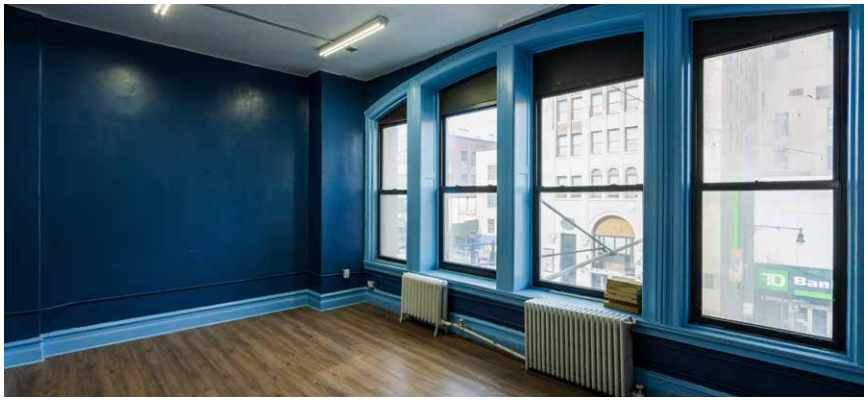
INTERIOR PHOTOS













Exclusively Represented By
212.544.9500 | arielpa.nyc

Jason M. Gold x22
jgold@arielpa.com

Gabriel Elyaszadeh x55
gelyaszadeh@arielpa.com

For Financing Information:

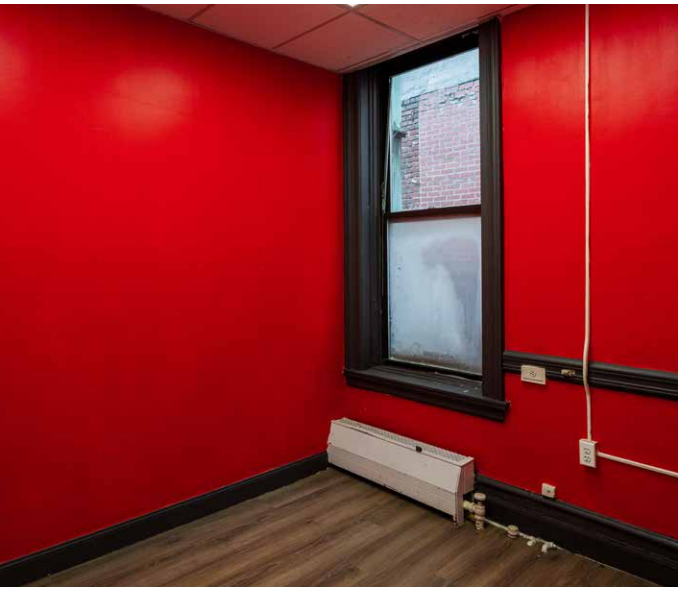
Matthew Swerdlow x56
mswerdlow@arielpa.com

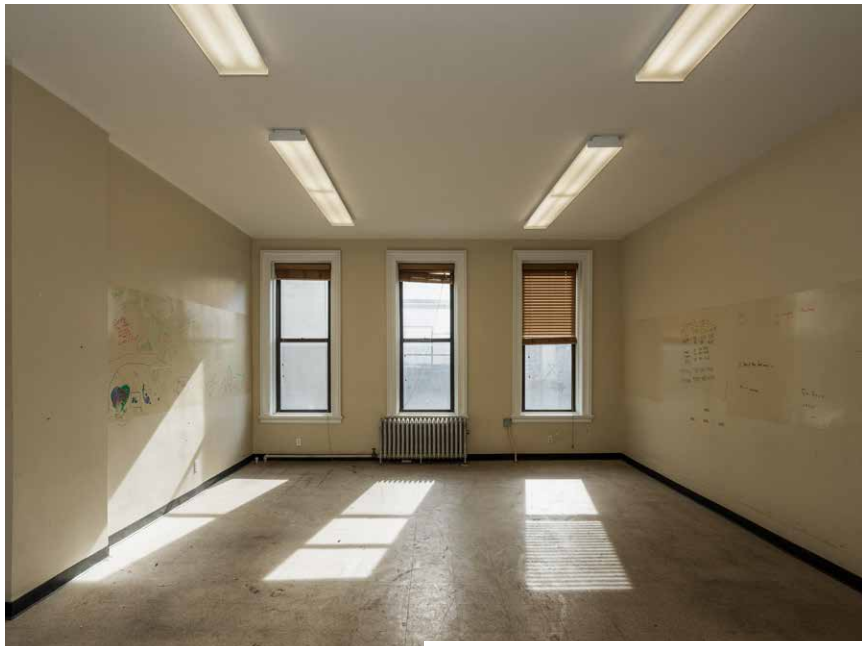
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. November 2, 2026 7:33 pm

370 East 149th Street, Bronx, NY 10455

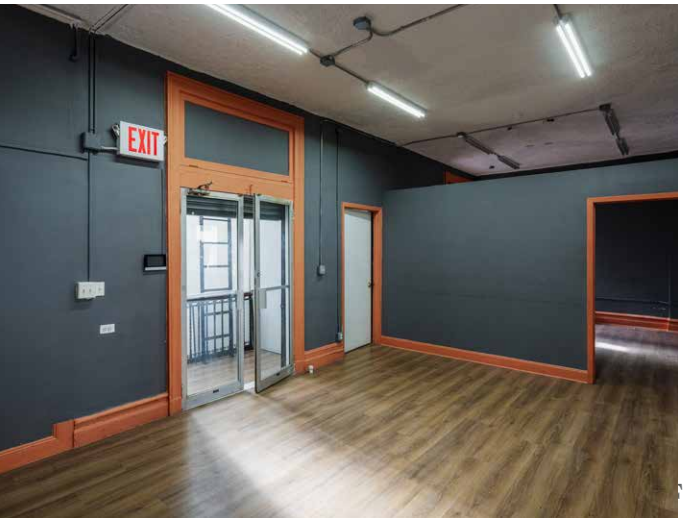
Prime 16,372 Gross SF Retail Opportunity in the Heart of The Hub | **FOR SALE**

INTERIOR PHOTOS









MECHANICAL PHOTOS





Exclusively Represented By
212.544.9500 | arielpa.nyc

Jason M. Gold x22
jgold@arielpa.com

Gabriel Elyaszadeh x55
gelyaszadeh@arielpa.com

For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. November 2, 2026 7:33 pm

370 East 149th Street, Bronx, NY 10455

Prime 16,372 Gross SF Retail Opportunity in the Heart of The Hub | **FOR SALE**

Situated near the bustling commercial Hub of the South Bronx, it provides a relaxing sanctuary from the lively 149th Street corridor, while keeping you just moments away from premier retail, diverse eateries, and the major 3rd Avenue transit connections.

Transportation Score

100
Public Transportation

97
Walker's Paradise

72
Very Bikeable

Visit Walk Score Website →



Exclusively Represented By
212.544.9500 | arielpa.nyc

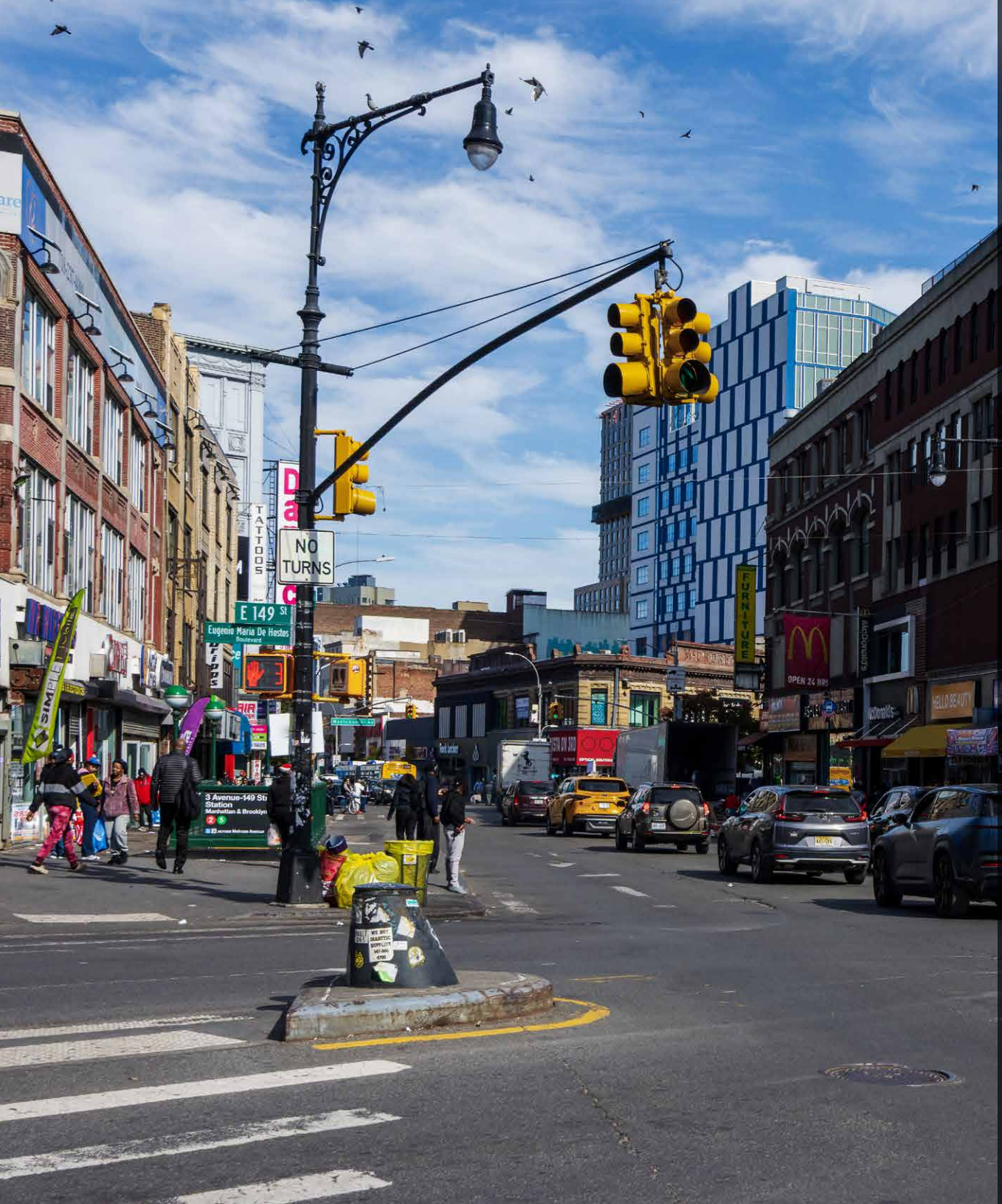
Jason M. Gold x22
jgold@arielpa.com

Gabriel Elyaszadeh x55
gelyaszadeh@arielpa.com

For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. November 2, 2026 7:33 pm



Ariel A
GREA Partner

Exclusively Represented By
212.544.9500 | arielpa.nyc

Jason M. Gold x22
jgold@arielpa.com

Gabriel Elyaszadeh x55
gelyaszadeh@arielpa.com

For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. November 2, 2026 7:33 pm