



REAL ESTATE
ADVISORS



810 EAST 170TH STREET & 1395 BRISTOW STREET, BRONX, NY 10459

FOR SALE | VACANT WAREHOUSE, OWNER-USER/CONVERSION OPPORTUNITY

810 EAST 170TH STREET & 1395 BRISTOW STREET
 BRONX, NY 10459

PROPERTY INFORMATION

Property Information:					
Block:	2963	2963	2963	2963	
Lot:	20	22	18	29	
Address:	810 East 170th	1395 Bristow Street	806 East 170th	Lot 29	
Lot Dimensions:	50' x 119'	52' x 105'	25' x 127'	25' x 100'	
Building Information:					
	810 East 170th	1395 Bristow Street	806 East 170th	Block 2963 / Lot 29	Total
Building Dimensions:	47' x 130'	51' x 96'	-	-	
Stories:	6	1	-	-	
Gross Square Footage:	34,488	4,896	-	-	
Six Story Above Grade:	29,561	-	-	-	
Below Grade:	4,927	-	-	-	
Single Story Warehouse:	-	4,896	-	-	
Zoning:	R7-1	R7-1	R7-1	R7-1	
FAR:	3.44	3.44	3.44	3.44	
Lot Size:	6,153	5,530	3,175	2,490	
Total Buildable Sq. Ft.:	21,166	19,023	10,922	8,566	
Minus Existing Structure:	34,488	4,896	0	0	
Available Air Rights:	Overbuilt	14,127	10,922	8,566	33,615
Assessment (21/22):	\$571,950	\$121,050	\$69,300	\$1,670	\$763,970
Tax Rate:	10.6940%	10.6940%	10.6940%	21.0450%	
Taxes (21/22):	\$61,164	\$12,945	\$7,411	\$351	\$81,871

Asking Price:	
810 East 170th Street:	\$6,850,000
1395 Bristow Street:	\$1,650,000
TOTAL:	\$8,500,000 \$246 / SF (Including Land)

TAX MAP & PROPERTY HIGHLIGHTS



- Conveniently located being a five-minute drive to Sheridan Boulevard providing easy access to Tri-State area via driving and five-minute walk to the 2,5 subway lines with access to Manhattan.
- Strong prospects for future capital value increase within nearby proposed Southern Boulevard Rezoning.
- Low Taxes of \$2.22 per SF.
- Significant owner/user or conversion opportunity with low basis well below replacement cost.

810 EAST 170TH STREET & 1395 BRISTOW STREET

BRONX, NY 10459

PROPERTY DESCRIPTION

OPPORTUNITY

B6 Real Estate Advisors has been retained on an exclusive basis to arrange for the sale of 810 East 170th Street & 1395 Bristow Street, in the Crotona Park East neighborhood of The Bronx.

810 East 170th Street provides an opportunity for an owner user looking to be conveniently located within the South Bronx with the vacant land to be used as parking/storage. Alternatively, there is the potential to convert to residential.

1395 Bristow Street provides an opportunity for an owner user looking to be conveniently located within the South Bronx. Alternatively, the 5,530 SF lot allows an opportunity for a developer to build 19,023 SF.

Both properties will be delivered vacant and can be sold separately or together.

810 East 170th Street (Lots 18, 20, 29)

47' wide six story 30,000 SF (plus 5,000 basement) loft style commercial building, with 16' ceiling heights, a large freight elevator and small office space. In addition, lots 18 & 29 is vacant land totaling 5,665 SF. The lots are situated within a R7-1 Zoning district providing 19,488 SF of available air rights.

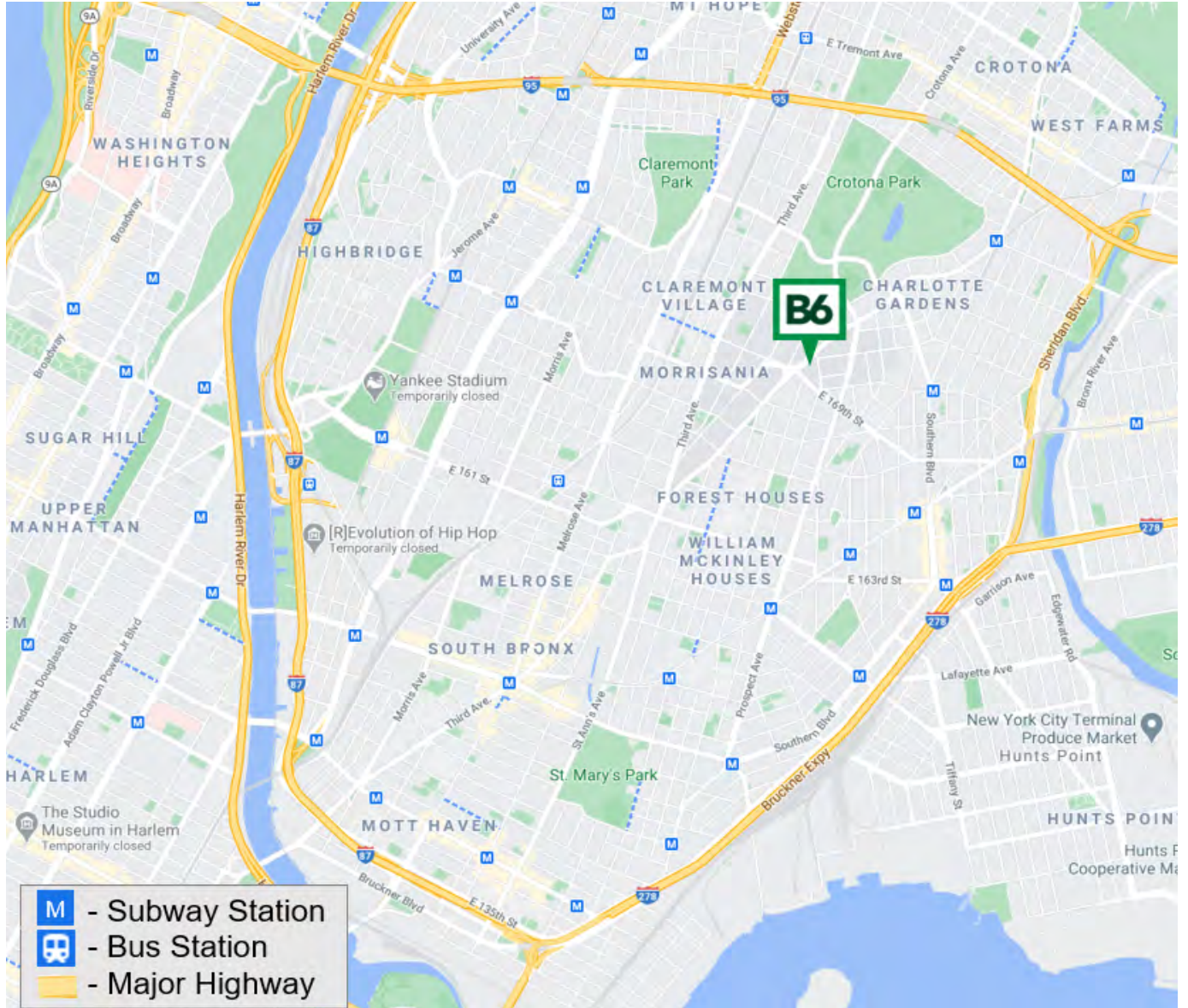
1395 Bristow Street (Lot 22)

1395 Bristow Street (Lot 22) is a 4,896 SF single story corner warehouse, with 20' ceiling height and two roller shutter doors with curb cuts on East 170th Street and Bristow Street. The property is also situated within a R7-1 Zoning district providing 14,101 SF of available air rights.

The properties are ideally located on the northeast corner of East 170th Street and Bristow Street, which is located a 5-minute walk to 2,5 subway lines providing easy access to Manhattan. The properties are also located within a 5-minute drive to the Sheridan Expressway providing easy access to the Tri-State region via automobile.

810 EAST 170TH STREET & 1395 BRISTOW STREET
BRONX, NY 10459

LOCATION MAP



ADDITIONAL PHOTOS



B6 REAL ESTATE ADVISORS

1040 Avenue of the Americas, 8th Floor
New York, NY 10018

B6REALESTATEADVISORS.COM



**REAL ESTATE
ADVISORS**



FOR MORE INFORMATION, PLEASE CONTACT ONE OF THE FOLLOWING INDIVIDUALS

MITCHEL FLAHERTY

Director

646.933.2642

mflaherty@b6realestate.com

ZACHARY REDDING

Director

646.933.2646

zredding@b6realestate.com