

# 2028 White Plains Road

Bronx, NY 10462

TEAM DONOVAN | COMMERCIAL – REDEVELOPMENT

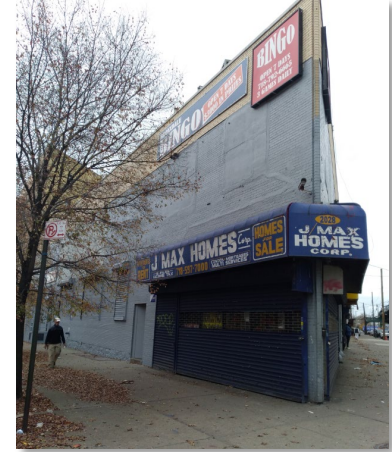


COMMERCIAL REDEVELOPMENT

CLOSE TO SUBWAY

TRAFFIC LIGHT CORNER

HIGH TRAFFIC CORRIDOR



PRICE LOWERED TO:

**\$3,500,000** **\$212/PSF**

## PROPERTY INFORMATION

Block:	4257
Lot:	35
Lot Dimensions:	117' x 100' Irregular
Lot Sq. Ft.:	8,954 Sq. Ft.
Building Dimensions:	117' x 97' Irregular
Stories:	2
Building Sq. Ft. (approx.):	16,500
Commercial Units:	5
Occupied Unit(s):	1 - Laundromat
Zoning:	C8-1
FAR:	1.0 Commercial / 2.4 Community Use Facility
Assessment (21/22):	\$804,600
RE Taxes (21/22):	\$86,044

## TENANT INFORMATION

TENANT	SIZE	LEASE EXP	MONTHLY INCOME	Add'l Rent (Water)	OPTION
Laundromat	1,500	3/6/27	\$2,800	\$1,500 per month	1 (5-Years)
RE Office	700	M/M	\$1,900		

## PROPERTY DESCRIPTION

B6 Real Estate Advisors has been retained on an exclusive basis to arrange for the sale of 2028 White Plains Road.

The property is a 2-story, 16,500 sq. ft. (approx.) retail/commercial building situated on an 8,954 SF (approx.) lot, located on the southeast corner of White Plains Road and Bronxdale Avenue in Bronx, NY. The building consists of 4 retail/commercial units on the ground floor and one large unit on the second floor. One of the spaces has an entrance on Bronxdale Avenue and the remaining 4 spaces have separate entrances on White Plains Road. Currently there are two tenants, of which only one has a lease (Laundromat). The rest of the property will be delivered vacant at closing and the seller is interested in leasing back the Bronxdale Avenue space (3,000 SF approx.), which is set up to be a Little League office and batting cage.

This is an ideal retail/commercial re-development/value add opportunity for an investor/developer or can be a good HQ for an owner/user.

All information should be independently checked and verified.

## PROPERTY HIGHLIGHTS

- Traffic Light Corner
- 244' of Frontage on White Plains Road and Bronxdale Avenue
- Combined average daily traffic of approx. 24,000
- Short walk to the Bronx Park East Subway Station **2** **5**
- Close to the Bronx River Pkwy & Cross Bronx Expy

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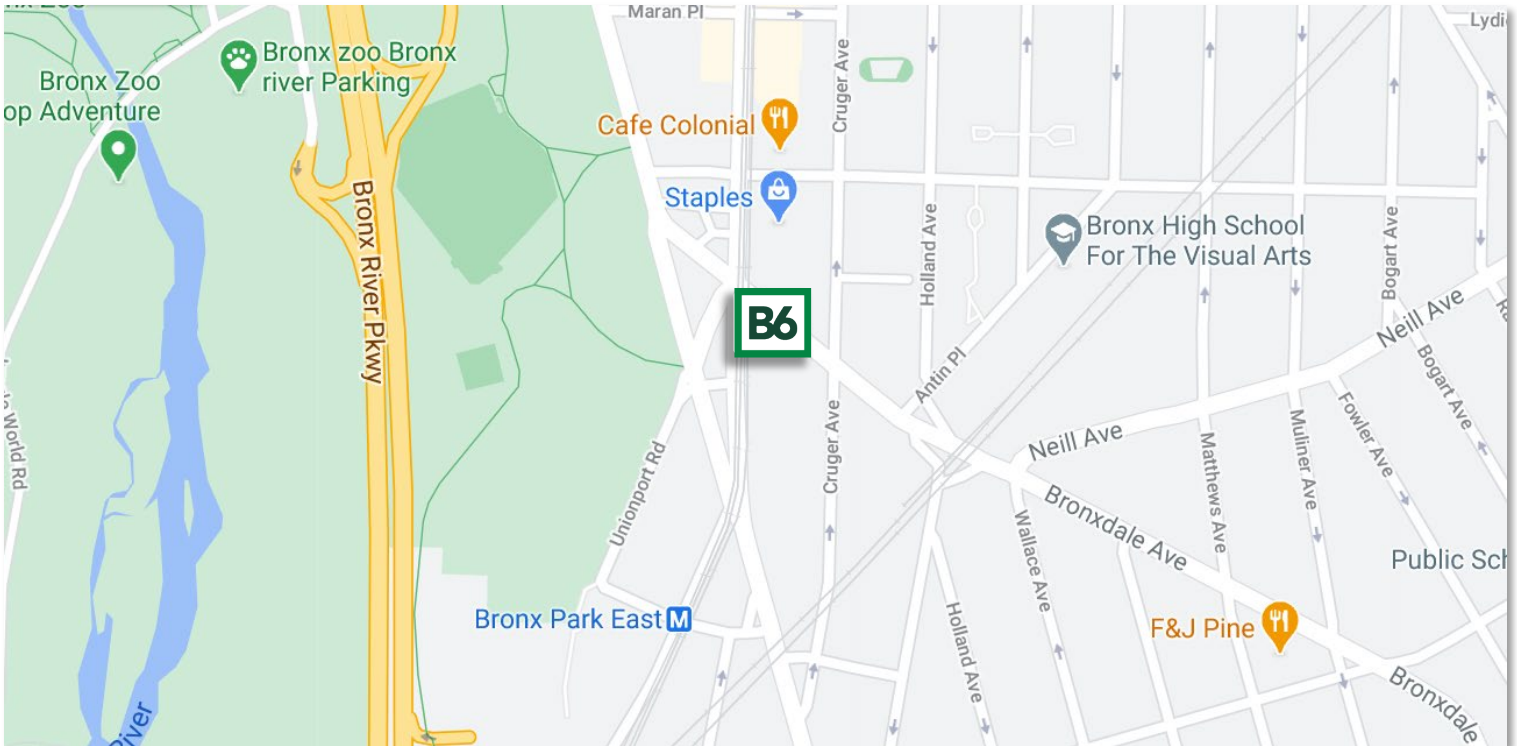
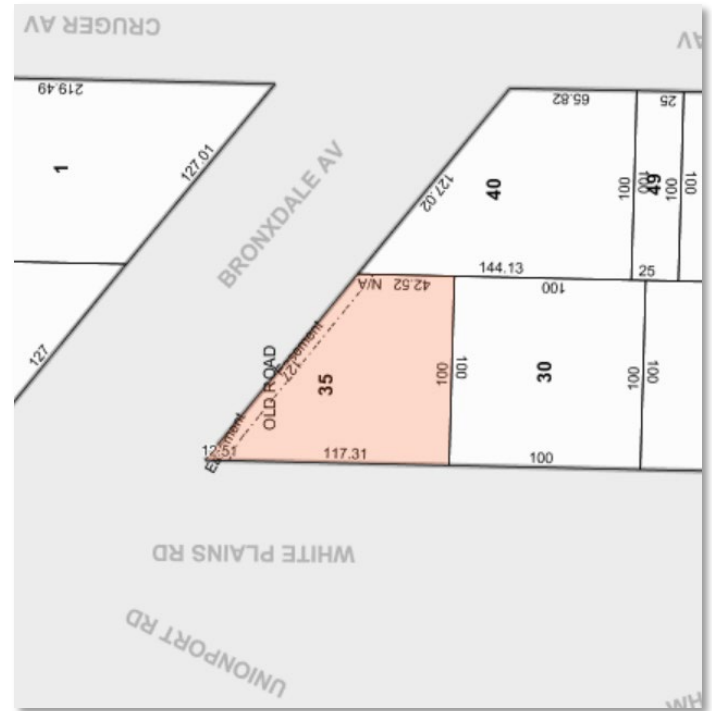
REAL ESTATE  
ADVISORS

VALUE ADD OPPORTUNITY

CLOSE TO MAJOR HIGHWAYS

GREAT FRONTAGE

CLOSE TO BRONX ZOO PARK



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