

FOR SALE  
ASKING PRICE \$1,100,000

# 857 SOUTHERN BLVD

Bronx, NY 10459 | **Bronx**

3,200 SF INDUSTRIAL  
BUILDING



**RIPCO**  
INVESTMENT SALES

## INVESTMENT HIGHLIGHTS

#1

Delivered Vacant  
Ideal for a small business

#2

Well located in the South  
Bronx with the Bruckner  
Expressway providing access  
to the Tri-State area

#3

One block from the **6** subway  
line providing easy access into  
Manhattan

#4

16 feet ceiling heights with  
loading dock

#5

Additional storage with a full  
size basement

## FINANCIAL SUMMARY

|              |             |
|--------------|-------------|
| ASKING PRICE | \$1,100,000 |
| \$ / SF      | \$343       |
| \$ / BSF     | \$98        |

## PROPERTY SUMMARY

### THE OFFERING

|                  |                        |
|------------------|------------------------|
| Property Address | 857 Southern Boulevard |
| Block / Lot      | 2722 / 18              |

### BUILDING INFORMATION

|          |                    |
|----------|--------------------|
| Stories  | 1                  |
| Gross SF | 3,182 SF (approx.) |

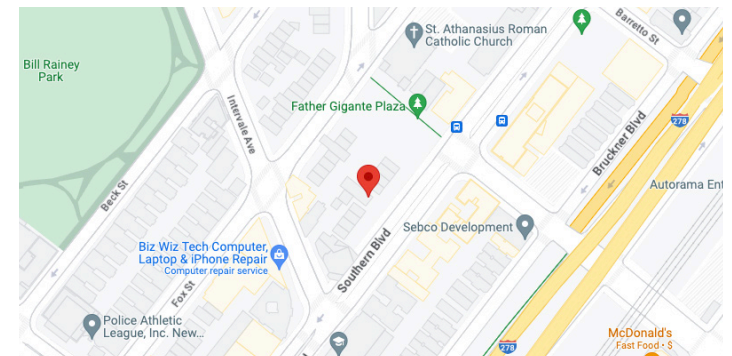
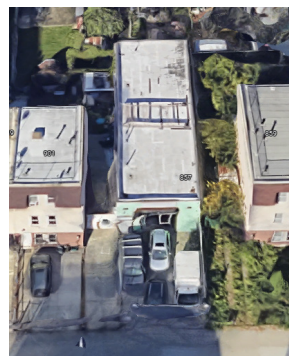
### ZONING INFORMATION

|          |                    |
|----------|--------------------|
| Zoning   | R7-1               |
| FAR      | 3.44               |
| Lot Size | 3,250 SF (approx.) |

|                      |                     |
|----------------------|---------------------|
| Total Buildable SF   | 11,180 SF (approx.) |
| Existing Structure   | 3,182 SF (approx.)  |
| Available Air Rights | 7,998 SF (approx.)  |

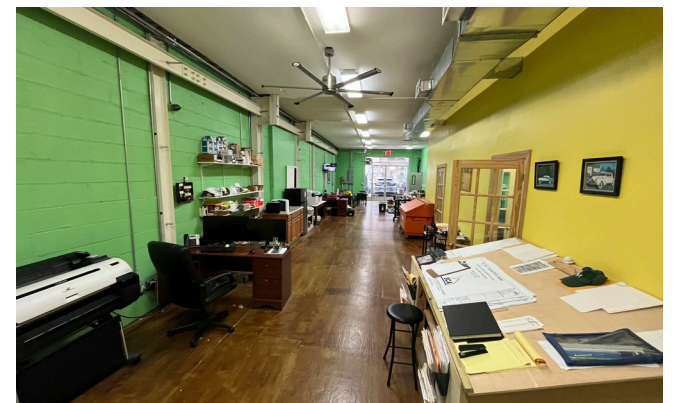
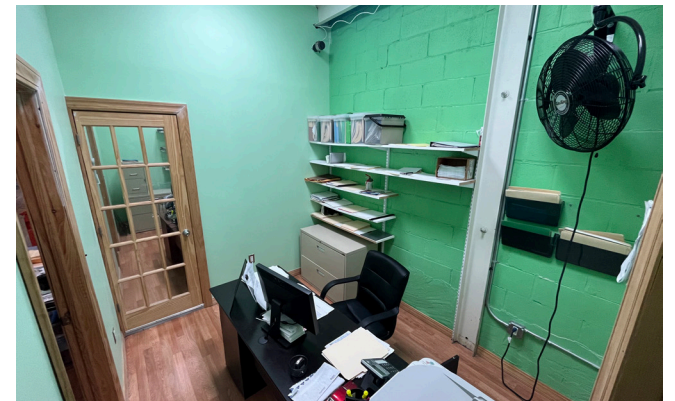
### TAX INFORMATION

|                    |           |
|--------------------|-----------|
| Assessment (23/24) | \$123,480 |
| Tax Rate           | 10.646%   |
| Taxes (23/24)      | \$13,146  |





# PROPERTY PHOTOS





# CONTACT EXCLUSIVE AGENTS

## FOR SALE INQUIRIES:

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