

**Asking Price: \$1,100,000**

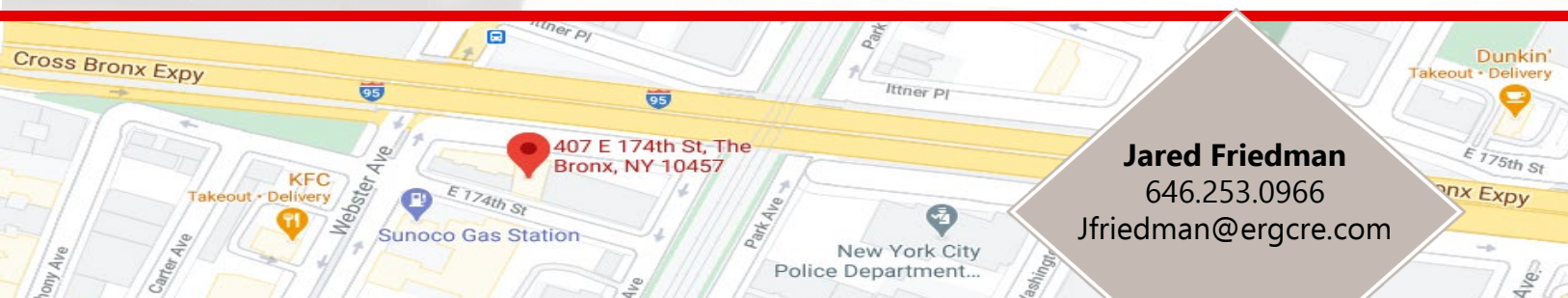
407 East 174<sup>th</sup> Street,  
Claremont, Bronx,  
New York, 10457

## Property Information

Block & Lot	<b>02899-0034</b>
Lot Dimensions	<b>40.23 ft. x 60.02 ft.</b>
Lot Size	<b>2,426.06 sf</b>
Building Dimensions	<b>40 ft. x 60 ft.</b>
Year Built	<b>1955</b>
Building SF	<b>4,800 SF</b>
Zoning	<b>M1-1</b>
Neighborhood	<b>Claremont</b>
Taxes(20/21)	<b>\$13,907.56</b>



**ERG Commercial Real Estate** has been retained to arrange for the sale of 407 East 174<sup>th</sup> street. The subject property is located on east 174<sup>th</sup> street, off of Park Avenue and Webster Avenue in the Claremont section of the Bronx. There is a freight elevator extending to the 2,400 square foot basement. The building is in close proximity to the Cross Bronx Expressway and the Metro North Tremont stop. This property is the ideal investment for an owner occupier or everyday commercial real estate investor.



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