

### Bronx Industrial Properties For Sale



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#### **Description**

ERG Commercial Real Estate is pleased to present an industrial portfolio consisting of three buildings on one tax lot. The buildings are located on East 166<sup>th</sup> Street, just off of Washington Avenue and Park Avenue, in the high density area of Morrisania. The main building is a vacant 3-story warehouse, with a basement that totals 16,516 SF. The building to the right of the warehouse is currently being rented by a printing company and the parking lot to the left can be delivered vacant.

Building Information	
Block & Lot	02388-0074
Lot Dimensions	98.53' x 101.92'
Lot Size	$10,062~\mathrm{SF}$
Building	43.5' x 94.92'(Main)
Dimensions	32' x 94.92'(Printing)
Building Size	20,177 SF
Year Built	1931
Taxes (20/21)	\$64,758
Zoning	M1-1

#### **Property Highlights**

- Currently undergoing substantial interior renovation
- New sprinkler and heating systems for each floor
- Brand new single layer roof
- Value add opportunity
- Less than one mile away from Melrose Train Station
- Collecting \$4,000 per month from printing company with 5 years remaining on the lease





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### 435 East 166th Street Bronx, NY, 10456









