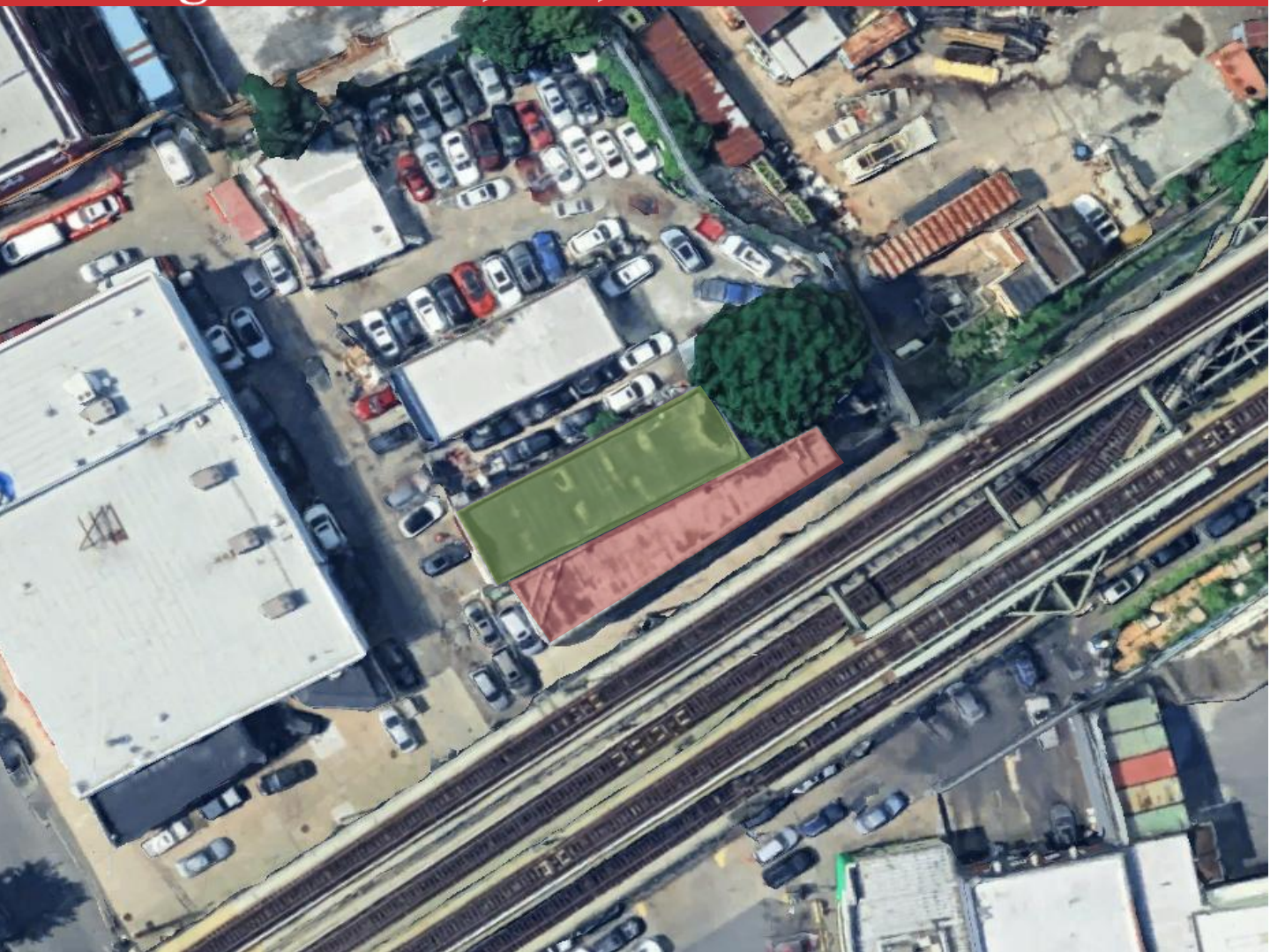




# Prime Development Site For Sale

2611 Westchester Avenue  
Bronx, NY 10461

**Asking Price: \$1,300,000**



= Subject Property For Sale



= Adjacent Property For Sale



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## **PROPERTY NARRATIVE**

As exclusive brokers, ERG Commercial Real Estate is proud to present 2611 Westchester Avenue, a local bike store that will be delivered vacant. Located in the heart of the rapidly growing Westchester Square, this property sits on a 1,642sf lot with over 100' of frontage on Westchester Avenue. Zoned R7A with a C2-4 overlay, this lot holds 6,568 buildable sf and offers a unique opportunity for developers to construct a high-impact multi-family or mixed-use building.



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## PROPERTY HIGHLIGHTS

Property Information	
Block & Lot	4133-61
Lot Dimensions	101' x 23'
Lot Size	1,655 SF
Building Dimensions	95'x 21'
Building Size	3,040 SF
Year Built	1972
Zoning	R7A C2-4
Stories	2
Taxes	\$22,983

- **Nearby Amenities:** Easy access to shopping centers, restaurants, schools, parks, and healthcare facilities.
- **High ROI Potential:** This site offers the potential for substantial returns as the area continues to improve.
- **Transportation Access:** Located just minutes from major highways (I-95, I-278) and public transportation (subway and bus lines), ensuring excellent connectivity across New York City.
- **Development Potential:** Perfect for a variety of projects. Ideal for a variety of development types:
  - Residential units (affordable)
  - Mixed-use development (commercial/retail space with residential)
  - Commercial facilities (office spaces, retail centers, etc.)



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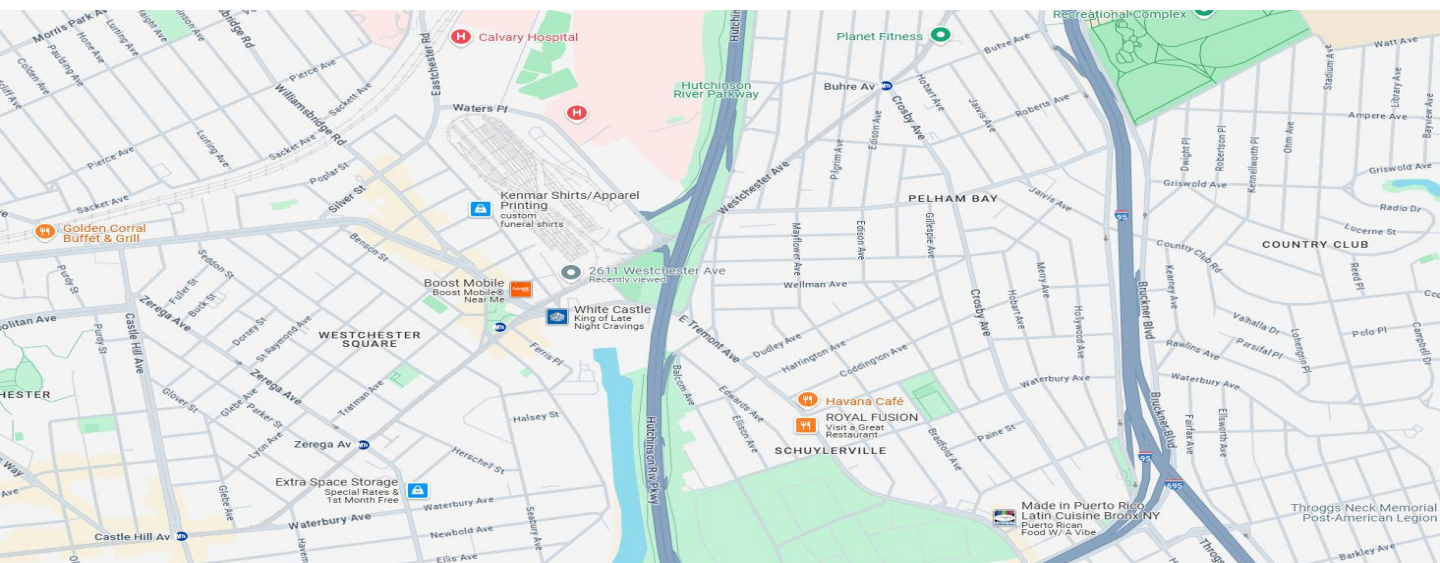
## INVESTMENT HIGHLIGHTS

- **High ROI Potential:** This site offers the potential for substantial returns as the area continues to improve.

## ACCESS TO TAX INCENTIVES

Tax incentives and financing options that could make your development project more cost-effective.

- NYC City of Yes Zoning **485-x**
- Universal Affordability Preference (UAP) bonus
- 35-40 Year Tax Abatements



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