

# 421-427 EAST 164<sup>TH</sup> STREET

2 Auto Repair Shops & Vacant 16 Unit Apt. Building





# 421-427 EAST 164TH STREET - PROPERTY OVERVIEW

## Property Description:

421-427 East 164th Street are two adjacent commercial properties located in the Morrisania neighborhood of the Bronx.

421 East 164th Street is located on the northeast corner of Brook Avenue and East 164th Street. The property is improved by a single-story auto body shop and offers additional onsite parking for approximately 5 vehicles.

423-427 East 164th Street is located on the north side of East 164th Street between Brook and Washington Avenues. The property is improved by an approximately 50' x 200' single story auto garage as well as a 27' x 100' 5-story building. The 5-story building was originally built as 16 unit apartment building and offers a redevelopment opportunity for either a warehouse or restored as an apartment building.

The combined parcels offer over 171' of wraparound frontage and approximately 24,000 rentable square feet. The properties will be delivered vacant.

The properties are serviced by several bus routes that canvass the area and is in proximity to the Melrose Metro North station, offering commuters a 20-minute train ride to Grand Central Terminal.

## Highlights:

- Delivered Vacant
- 171' of Wraparound Frontage
- Flexibility of use

## Property Features:

Address:	421 East 164th Street	423-427 East 164th Street	Combined
<b>Location:</b>	The northeast corner of East 164th Street & Brook Avenue		
<b>Block &amp; Lot:</b>	2386-1	2386-74	
<b>Lot Dimensions:</b>	65.31' x 29.27'	77.19' x 201'	<b>Irregular</b>
<b>Lot Size:</b>	1,936	12,815	<b>14,751</b> SF (approx.)
<b>Building Dimensions:</b>	27' x 22'	77.19' x 201'	
<b>Building SF:</b>	594	23,723	<b>24,317</b> SF (approx.)
<b>Units:</b>	1	2	<b>2</b>
<b>Stories:</b>	1	5	<b>3</b>
<b>Zoning:</b>	M1-1	M1-1	<b>M1-1</b>
<b>Commercial FAR:</b>	1.00	1.00	<b>1.00</b>
<b>Total Residential BSF:</b>	1,936	12,815	<b>14,751</b> SF (approx.)
<b>Minus Existing Structure:</b>	594	23,723	<b>24,317</b> SF (approx.)
<b>Available Air Rights:</b>	1,342	Overbuilt	<b>1,342</b> SF (approx.)
<b>Assessment (20/21):</b>	\$24,660	\$275,870	<b>\$300,530</b>
<b>Taxes (20/21):</b>	\$2,598	\$29,068	<b>\$31,667</b>

## Financial Summary:

**ASKING PRICE: \$4,400,000**

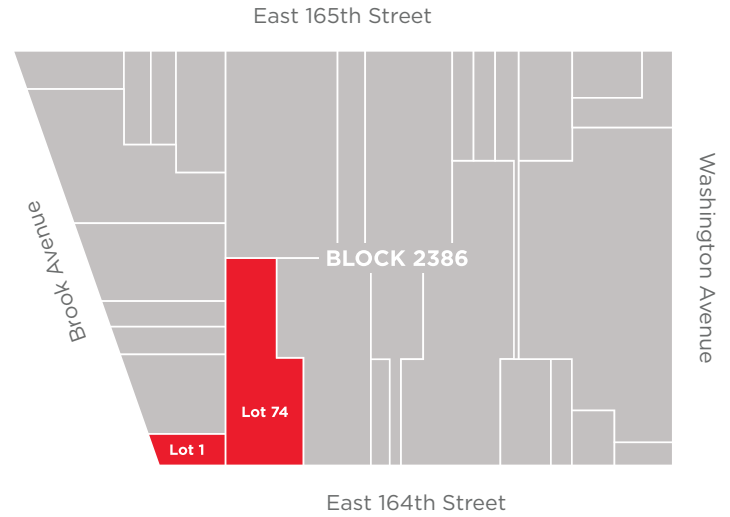
**PRICE PER SQUARE FOOT:**

**\$181**

# 421-427 EAST 164TH STREET - PHOTOS & TAX MAP



## Tax Map:





## For more information contact:

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