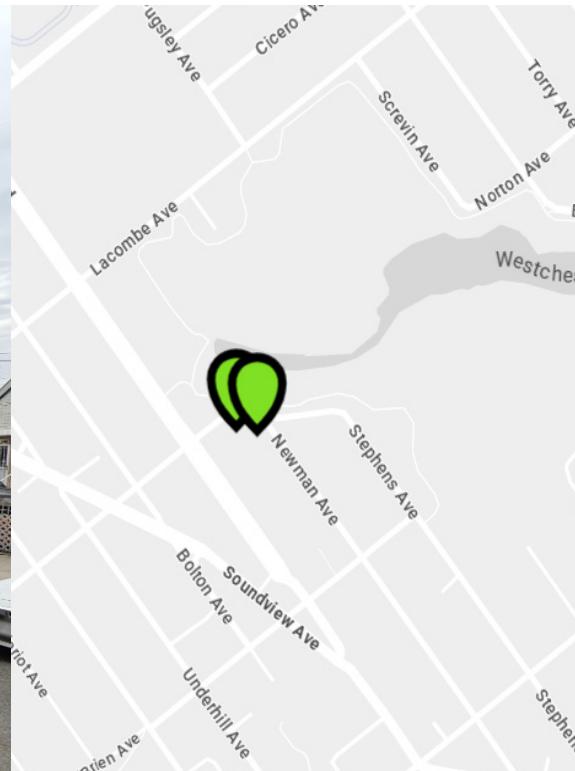


## EXCLUSIVE LISTING



### OFFERING PRICE

**\$1,500,000**

### PROPERTY DESCRIPTION

BLOCK & LOT:	03475-0045 & 3475-0047
NEIGHBORHOOD:	Clason Point
CROSS STREETS:	Compton Ave & White Plains Rd
1930 PROPERTY DIMENSIONS:	47 ft x 100 ft
1930 LOT DIMENSIONS:	50 ft x 100 ft
355 LOT DIMENSIONS:	9.75 ft x 100 ft (Irregular)
1930 # OF UNITS:	4 Commercial units
1930 TOTAL SF:	4,723
355 TOTAL LOT SF:	4,909
ZONING:	R3A
FAR:	0.75
TAX CLASS:	4
NOTES:	Delivered Vacant

### INVESTMENT SUMMARY

**Investment Property Realty Group (IPRG) has been exclusively retained to sell 1930 Patterson Avenue & 355 Newman Avenue. The subject deal is a Retail Building that will be delivered vacant and contiguous 5,000 square foot lot located in the Clason Point section of the Bronx.**

The building is an estimated 4,723 SF and has 4 spaces that will be delivered vacant at the time of closing. This allows the perfect opportunity for an active investor to come in and rent out the spaces for passive income or an owner user to utilize the building for their business. The contiguous lot is a total of 4,909 sf and sits on an R3A zoning.

The building was built in 1932 and lies on a 50 ft x 100 ft lot. The property is conveniently situated within a 15-minute walk from the Soundview Ferry that gets you into Manhattan in 30 minutes.