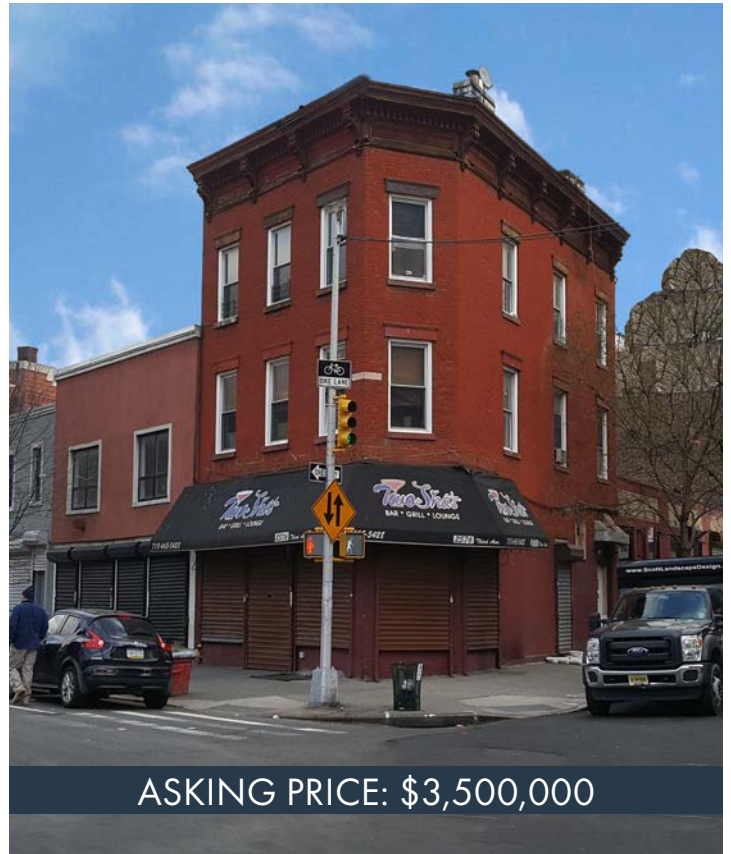


2576-2580 THIRD AVENUE

MOTT HAVEN CORNER BUILDINGS WITH AIR RIGHTS

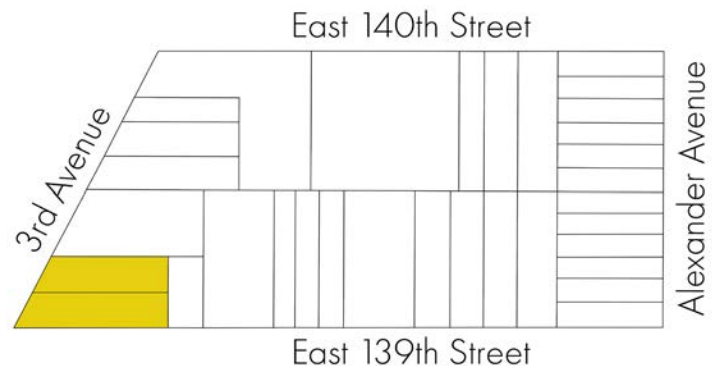
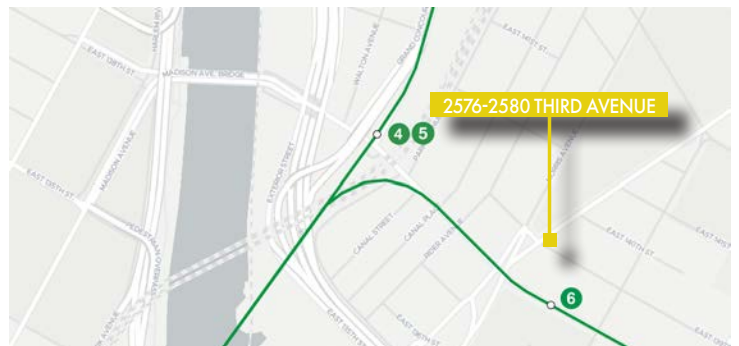
PROPERTY INFORMATION

| Address | 2576 3rd Avenue | 2580 3rd Avenue | Combined |
|---------------------|------------------|-----------------|--------------|
| Block/Lot: | 2314/47 | 2314/48 | 2314/47&48 |
| Lot Dimensions: | 26.93' x 105.31' | 28' x 93.5' | Irregular |
| Lot Size: | 2,392 | 2,175 | 4,567 |
| Year Built: | 1931 | 1910 | |
| Building Size: | 25' x 93.16' | 25' x 90' | 50' x 93.16' |
| Stories: | 3 | 2 | |
| Gross SF: | 4,288 | 4,700 | 8,988 |
| Net SF: | 3,859 | 4,230 | 8,089 |
| Total Units: | 3 | 1 | 4 |
| Zoning District: | R6 / C2-4 | R6 / C2-4 | R6 / C2-4 |
| FAR: | 3.00 | 3.00 | 3.00 |
| Air Rights: | 2,888 | 1,825 | 4,713 |
| R.E. Taxes (18/19): | \$17,363 | \$19,285 | \$36,648 |



ASKING PRICE: \$3,500,000

Goldenwood Property Advisors has been retained on an exclusive basis to arrange for the sale of 2576-2580 Third Avenue in the Mott Haven section of the Bronx. The subject property lies on a prime corner and consists of two (2) contiguous buildings that contain two (2) residential units and one (1) vacant commercial store with a useable basement at 2576 Third Avenue and a vacant fully renovated office building plus a full useable basement at 2580 Third Avenue, all combining for ± 8,988 above-grade square footage. This corner property totals 148 feet of wrap around frontage, wrapping around the block of 3rd Avenue and East 139th Street. There is also ± 21,922 ZFA (including the community facility bonus) for future development potential. The Property is extremely well located, considering all the new development that is going up in the area, the heavy foot traffic, along with its very close proximity to three different subway lines: the 4, 5, and 6. This area of Mott Haven is especially desirable given the short travel time to Midtown Manhattan. Both commercial and residential rents have been rapidly trending upwards in Mott Haven over the last few years. The contiguous corner building package is an ideal opportunity for both an end-user or mixed-use investor looking to take advantage of the up and coming Mott Haven market.



As-of-Right
± 13,700 ZFA



Price/SF
\$389



Transit Options
4, 5, & 6 TRAIN

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