

100' of BOSTON ROAD Frontage

TAMERLAIN

SHOWROOM/RETAIL OPPORTUNITY

Price: Negotiable

**LOCATION:**

3830 Boston Road, Bronx, NY 10475

DESCRIPTION:

Tamerlain Realty is pleased to present 3830 Boston Road, a 10,000SF retail/showroom with an additional 5000SF of basement with 100 feet of Boston Road Retail frontage. 3830 Boston Road is currently occupied by an interiors furniture showroom becoming available early 2018. This location is ideal for a patio & garden, home, bed and bath, nursery furniture, auto showroom, or a physical fitness gym.

Neighboring Merchants:

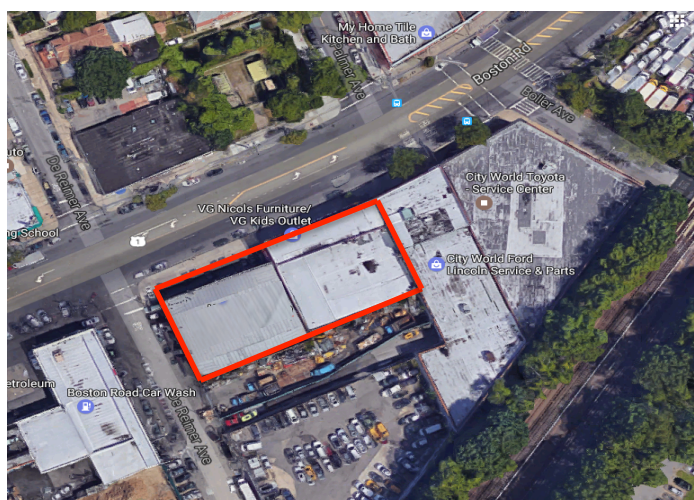
My Home Kitchen Tile showroom
Hyundai showroom

BUILDING SF:

Building Size: Lot Size:
+/- 21,000 SF +/-22,400 SF

BLD DIMENSIONS: 200' x 100'**STORIES:** 2 – Retail ground floor is available**PREMISES:** 10,000 SF retail/showroom with 100' of Boston Road frontage**ADDITIONAL SPACE INCLUDED:** 5,000 SF Basement Storage**ZONING:** M1**CEILING HEIGHT:** 16 +**PRICE:** \$45 SF/YR \$37,500.00 month plus increase on base tax year**PROPERTY TAXES:** 16/17 \$54,701.42 projected tax bill 17/18 \$56,338.00; projected \$1,637.00 increase on base tax year.**DESIREABILITY:** Superior

NEIGHBORHOOD HIGHLIGHTS: EASTCHESTER is a working class neighborhood in the northeast Bronx borough of New York City in the United States. The neighborhood is part of Bronx Community Board 12. Its boundaries, starting from the north and moving clockwise are: the Bronx-Westchester County border to the north, the New England Thruway to the east, Baychester Avenue to the south, and the intersection of 233rd Street and Baychester Avenue to the west. Boston Road is the primary thoroughfare through Eastchester and Dyre Avenue is the main commercial street.



One Block to #5 Baychester Ave Subway
195, Hutchinson River Parkway
1 mile away from Westchester County
Multiple Bus lines 60, 61...

INVESTMENT SALES

COMMERCIAL LEASING

INDUSTRIAL SALES/LEASING

Tamerlain Realty

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