761 EAST 233RD STREET

~70,000 BSF DEVELOPMENT SITE

RESIDENTIAL WITH COMMERCIAL OVERLAY

WAKEFIELD, BRONX

CUSHMAN & WAKEFIELD

2
5

EAST 233RD STREET

250'

101'

BARNES AVENUE

761 EAST 233RD STREET - PROPERTY OVERVIEW

Property Description:

761-775 East 233rd Street is a 250' x 101' (irregular), 69,990 buildable square foot development site. The property is located on northwest corner of 233rd Street and Barnes Avenue in the Wakefield neighborhood of the Bronx. The site currently consists of 5 separate tax lots providing 348 feet of wrap around frontage across 233rd Street and Barnes Avenue with additional access on Byron Avenue. Future ownership will benefit from the neighborhood's growing development activity as well as the properties close proximity to the White Plains Road retail corridor. National retailers in the area include Key Food, T- Mobile, McDonalds, Rite Aid, Chase Bank, and Dunkin Donuts. Any future retail will benefit from heavy car traffic with the sites location being within close proximity to the Bronx River Parkway entrance. The properties are also located just one block from the 233rd Street subway station, which is served by the 2 5 trains.

Highlights:

- 351' of retail frontage on the corner of 233rd Street & Barnes Avenue
- One block from the 233rd Street 2 5 express Subway Station
- Allows for approximately 69,990 Buildable Square Feet
- Within close proximity of White Plains Road retail corridor
- Future retail will benefit from heavy traffic due to proximity of Bronx River Parkway entrance
- Short walk from the Woodlawn Metro North Railroad station

Property Features:

Location:	Located on the Northwest corner of East 233rd Street and Barnes Avenue
Block & Lot:	4997 - 1, 2, 3, 6 & 8
Lot Size:	26,392 SF (approx.)
Zoning:	R6A / C2-4 / R5
Assessment (17/18):	$164,946
Taxes: (17/18):	$19,951

ASKING PRICE: $7,000,000

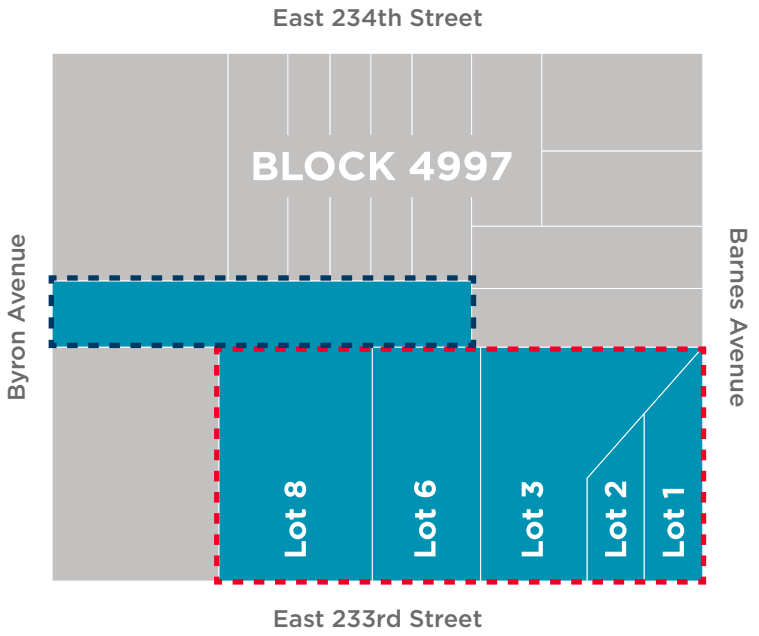
SCENARIOS:	MIXED-USE	MIXED-USE & COMMUNITY FACILITY	COMMERCIAL ONLY
BSF:	69,990 (approx.)	73,927 (approx.)	42,286 (approx.)
PPBSF:	$100	$95	$166

761 EAST 233RD STREET - LOCATION OVERVIEW

Neighborhood Map:

Tax Map:

- R5 Zoning
- R6A/C2-4 Zoning

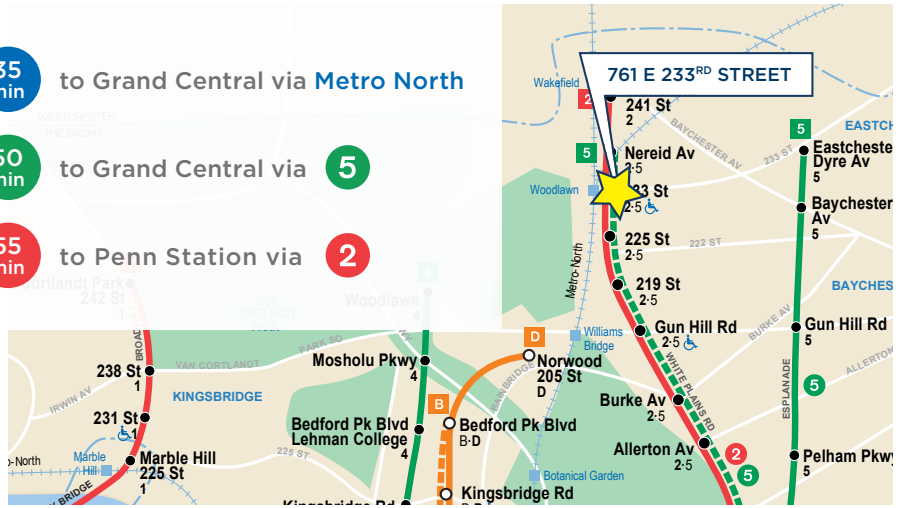


Transportation Map:

35 min to Grand Central via Metro North

50 min to Grand Central via 5

55 min to Penn Station via 2



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