

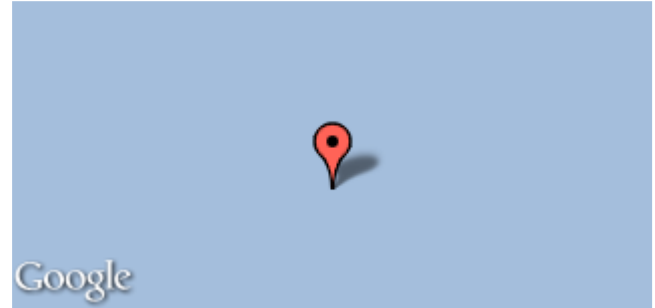
2610 THIRD AVE

Commercial Building : Other Bronx

Entire building delivered VACANT ! No liens, No Violations...ripe and ready for development....4 stories - 1st floor and basement 100 x 25 with 10 foot original tin ceilings, with rear yard extension. Ceiling is approximately 14 feet. Floors 2-4, 75 x 25, 2nd and 3rd have 10 foot ceilings, 4th has 16 feet ceilings...built in 1931 by the Armstrong Hardware company for additional storage, with joists 12 inches to center and massive steel -beams on the top floor which gives this building an extremely high load capacity. Currently zoned commercial with floors 2-4 as loft space live/work. Building re-pointed 10 years ago, roof re-rubberized approx. 9 years ago, original fire escape on rear, top of rear yard extension makes for a potentially lovely and developable 25x25 porch/deck off the rear of the 2nd floor loft. Wonderful original foldable shutters and wainscoting. Brick building, cement stairwell. Building backs a recently developed Artist loft and gallery space. Annual Taxes for entire building \$ 11,869.00, Radiant gas heat. Heat+ Electric for entire building approximately \$800.00 per month and H2O approx \$250.00 per quarter! Total monthly nut for the entire building...approximately \$1889.11

\$1,600,000

- 4 Floors
- 6 Baths



All material herein is intended for information purposes only and has been completed from sources deemed reliable. Though information is believed to be correct, we do not guarantee its accuracy. It is presented subject to errors, omissions, changes, or withdrawal without notice. All zoning, square footage and uses must be independently verified