

# Property For Sale

**Bradford N. Swett Management**  
 1536 3<sup>rd</sup> Ave. 3<sup>rd</sup> Floor, New York, NY 10028

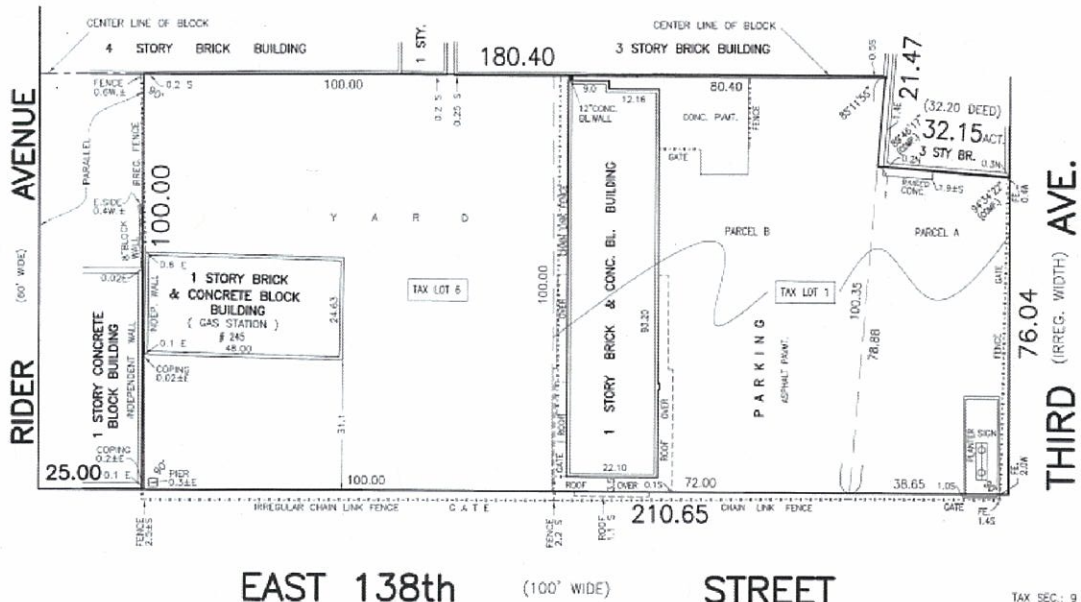
## 2551 Third Avenue

21,000 (+/-) square feet of retail space in prime corner lot in the Bronx.



- Zoning – In Process of Up Zoning to M1-4/R7X
- Frontage: 300' along avenues
- At Subway Station - 138<sup>th</sup> & 3<sup>rd</sup>
- Heavy foot/car traffic
- At entrance to Major Deagan and Third Ave Bridges
- Taxes - \$37,000/yr

**For Sale - \$5.25 Million or LT NNN Lease \$295K/YR**



For additional information, contact Chris Gallagher or Chris Boyle at (212) 772-7550