

1155-1159 Southern Boulevard, Bronx, NY 10459

Commercial Property w/ 75' of Frontage | **FOR SALE**



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- 2-Story commercial property with a full basement consisting of 22,500 Gross SF, situated on the renowned Southern Blvd retail corridor with 7,500 SF floor plates
- Ideal for owner/users or investors. First floor can be subdivided
- Second floor is currently occupied by 2 tenants with leases expiring in 2025 and 2029
- Conveniently located close to transportation, only one block south of the 2 and 5 subway at Freeman St. Station

Block / Lot	2728 / 31 & 32
Lot Dimensions	75' x 100'
Lot Sq. Ft.	7,500
Building Dimensions	75' x 95'
Stories	2
Building Sq. Ft.	15,000
Basement Sq. Ft.	7,500
Total Building Sq. Ft.	22,500
Zoning	C8-3
FAR	2.00
CF FAR	6.50
Buildable Sq. Ft.	15,000
CF Buildable Sq. Ft.	48,750
Air Rights Sq. Ft.	None
Tax Class	4
Assessment (24/25)	\$651,630
Real Estate Taxes (24/25)	\$69,021

*All square footage/buildable area calculations are approximate

Asking Price: \$3,000,000 | \$133 / \$/SF | \$200 / \$/Above Grade SF

For More Information Contact Our Exclusive Sales Agents at **212.544.9500 | arielpa.nyc**

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For Financing Information:

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1155-1159 Southern Boulevard, Bronx, NY 10459, is a commercial property in the Foxhurst neighborhood. It features 7,500 square feet of retail space within the Southern Boulevard Business Improvement District (SoBo BID). The area is vibrant, with residential surroundings, easy access to public transportation, and a strong focus on local economic growth.

Transportation Score



100
Public Transportation

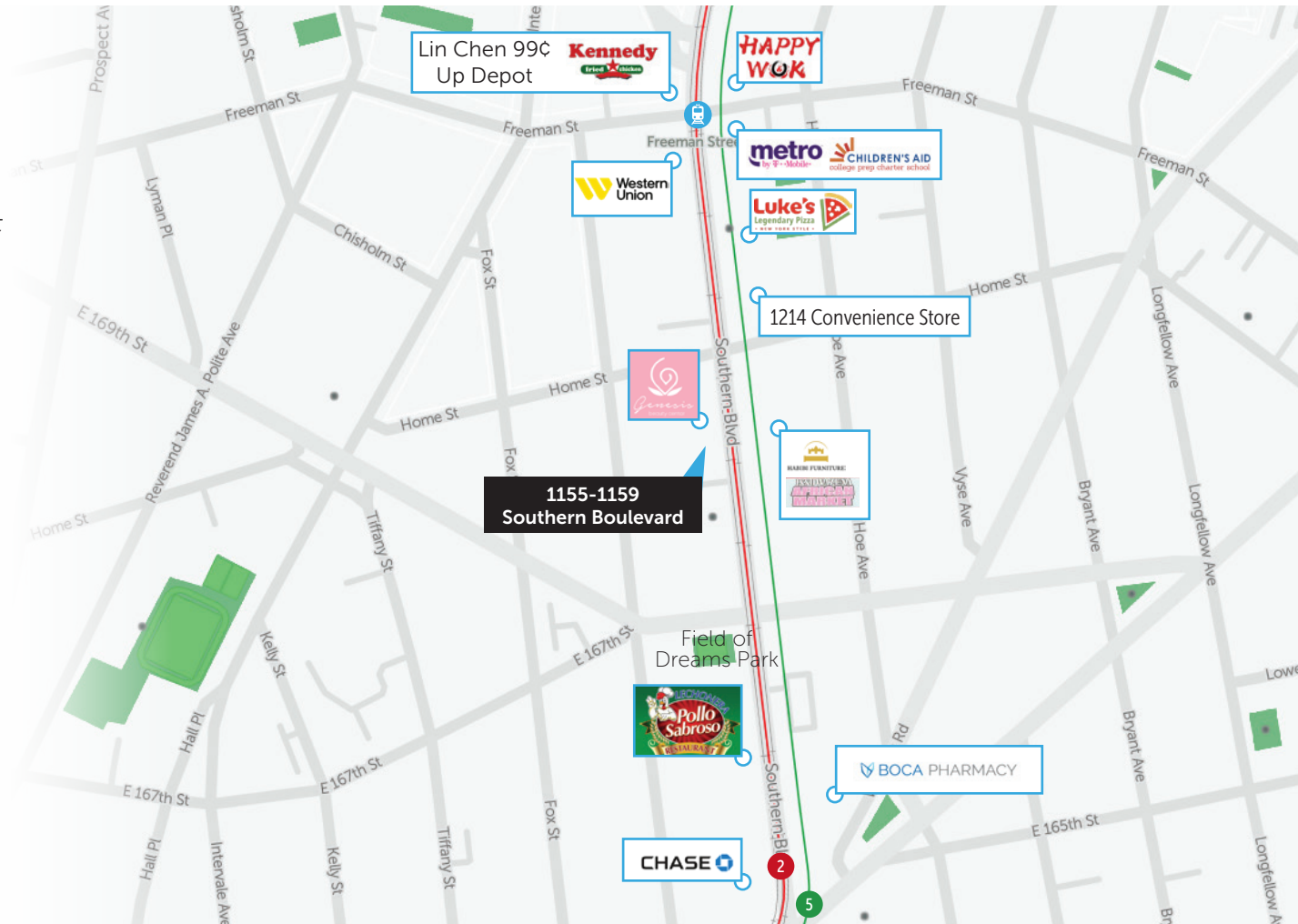


75
Rider's Paradise



83
Walker's Paradise

[Visit Walk Score Website](#) →



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