PINNACLE REALTY
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



189 WEST 231ST STREET

BRONX, NY 10463

Prime Retail Investment Opportunity

High-Visibility Corridor in Kingsbridge Location. Steps From the Subway!

PRICE

Upon Request

Type

Retail / Investment

SQUARE FOOT

9,072 SF LOT SIZE

8,000 SF GROUND FL

4,850 SF MEZZANINE

7,000 SF LOWER LEVEL

CLEAR HEIGHT

13′

F.A.R

2.2 RESIDENTIAL

4.8 FACILITY

ZONING

R6, C1-3

PARCEL ID

3267

BLOCK

79

LOT

ANNUAL R.E. TAXES

$80,512.00

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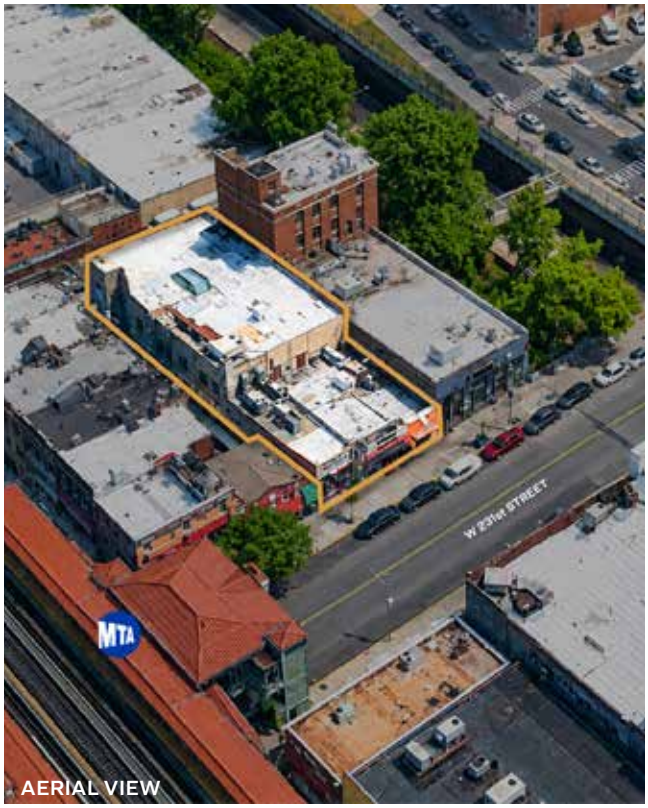
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Property & Neighborhood Overview

Pinnacle Realty of NY LLC has been retained as the exclusive agent for the sale of 189 West 231 Street, Bronx, NY, located in the heart of Kingsbridge, and located along West 231st Street between Broadway and Albany Crescent in the Kingsbridge neighborhood of the Bronx.

This unique commercial property consists of a ground-floor retail building plus a part two-story, plus a lower level, which contains a total of 19,850 square feet of rentable building area (inclusive of a 7,000 SF lower level) situated on a 9,072 square foot total plot. The ground floor has 3 separate tenants, plus the lower level.

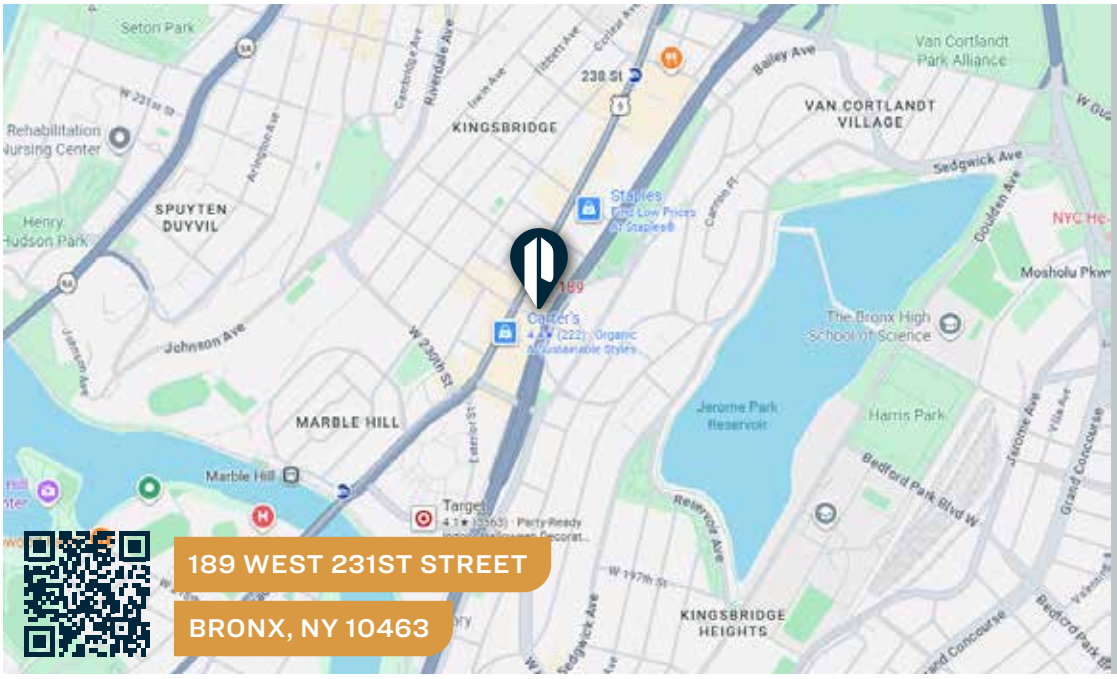
Steps from the 1 Subway 231 Street station, parks, and major highways, boasting strong transit accessibility and pedestrian traffic. Substantial surrounding residential population of approx. 132,000 people in a 1-mile radius from the subject site.



AERIAL VIEW

Features

- Lot Size: 9,072 Sq. Ft. Total
- 3 Tenants Occupying the Ground Floor plus 1 Tenant in the Lower Level
- 64' Frontage on 231st Street
- Separate Utilities & HVAC Throughout
- Traffic Count: 15,000 AADT



TRANSPORTATION

1 231ST STREET

MAJOR DEEGAN EXPY

HENRY HUDSON PKWY

BRONX RIVER PKWY

GEORGE WASHINGTON BRIDGE

MTA Bus BX1, BX2, BX10: W 231ST STREET/ BROADWAY

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CURRENT RENT ROLL

UNITS	TENANT	USE	APPROX. SF	MONTHLY RENT	ANNUAL RENT	ESCALATION	LEASE EXPIRATION
STORE 1	VACANT	RETAIL	1,600	$9,333.00	$111,996.00	3%	PROJECTED
STORE 2	MEGA DEALS	RETAIL	3,000	$16,799.49	$201,594.00	3%	6/30/2033
STORE 3	DALE DINER	RETAIL	3,400	$11,765.98	$141,191.79	3%	1/31/2030
STORE 4	BINGO HALL	RETAIL	9,000	$8,144.90	$97,738.88	3%	10/31/2039
		TOTAL INCOME		**$46,043.37**	**$552,520.67**		

CURRENT EXPENSES

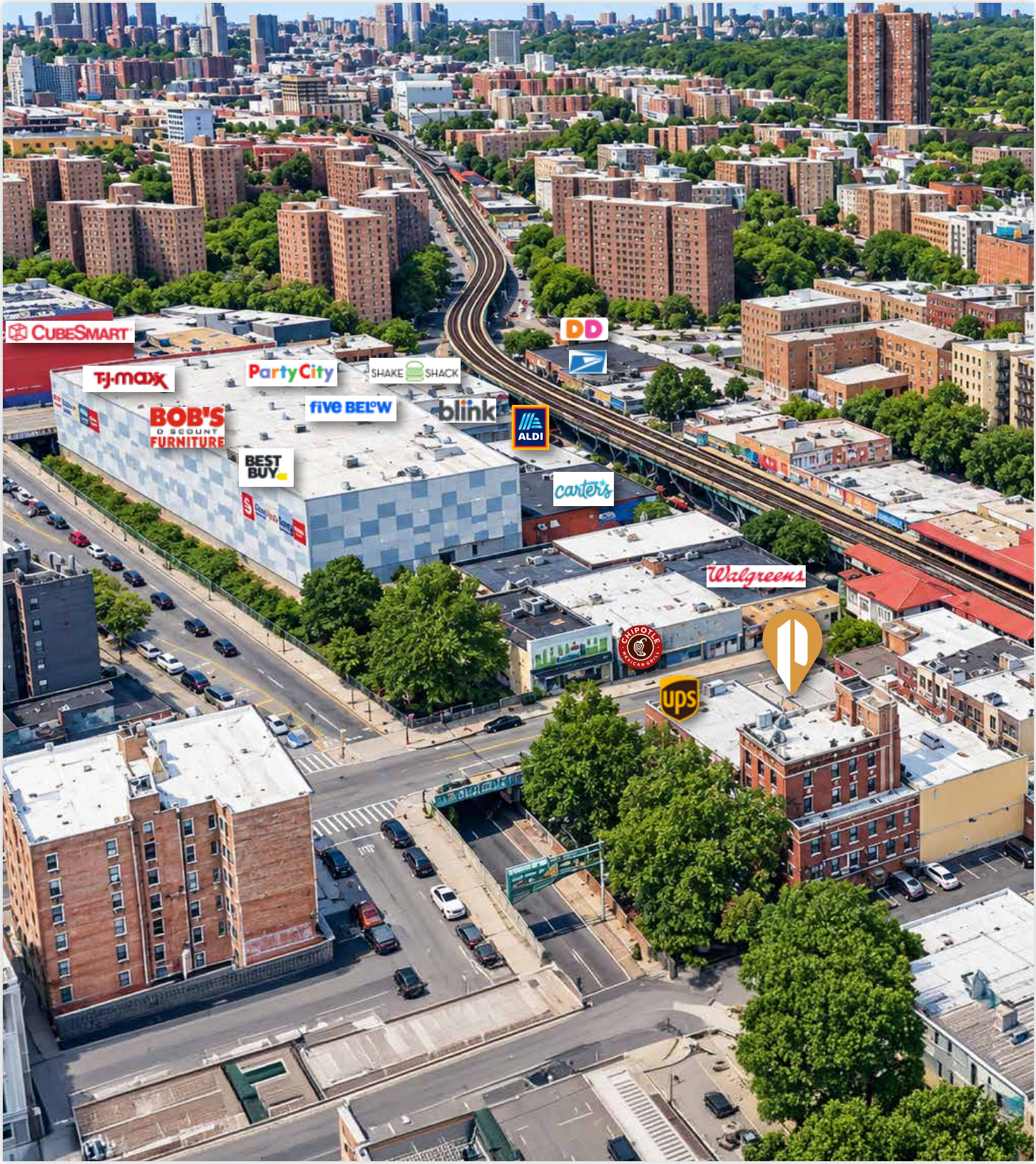
REAL ESTATE TAXES	$80,512.00
INSURANCE	$33,984.40
REPAIRS & MAINTENANCE (4% ALLOWANCE)	$22,100.83
GAS, HEAT & UTILITIES	PAID BY TENANTS
WATER & SEWER	PAID BY TENANTS
GARBAGE REMOVAL	PAID BY TENANTS
TOTAL ANNUAL EXPENSES	**$136,597.23**
NOI	**$415,923.44**

PROPERTY FINANCIAL SUMMARY

TOTAL ANNUAL RENT INCOME	$552,520.67
TOTAL ANNUAL EXPENSES	$136,597.23
NET OPERATING INCOME (NOI)	**$415,923.44**

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LOCATION & RETAILERS



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Kingsbridge Market Overview

Kingsbridge is a residential neighborhood in the northwest portion of the Bronx, New York City. Kingsbridge's boundaries are Manhattan College Parkway to the north, the Major Deegan Expressway or Bailey Avenue to the east, West 230th Street to the south, and Irwin Avenue to the west.

Key Details

- **WHAT TO EXPECT:** Kingsbridge is a northwest Bronx neighborhood with a significant retail core supported by a business improvement district encompassing about 200 merchants, making it one of the largest shopping districts in the borough.
- **UNEXPECTED APPEAL:** Despite its dense built form and steep "step streets" connecting to Riverdale, Kingsbridge retains active recreational assets and institutional anchors, including Gaelic Park, local Roman Catholic churches and schools, and Manhattan College.
- **THE MARKET:** Commercial activity centers on a large BID-backed shopping district with proximity to the River Plaza Shopping Center in nearby Marble Hill, supported by strong bus and subway access and stable, moderate household incomes in the broader community district.

Around the Block

Kingsbridge functions as an important commercial and institutional hub in the northwest Bronx, layered over a long transportation-oriented history. The neighborhood's origins are tied to the King's Bridge, once part of the Boston Post Road and a key link between what is now the Bronx and Marble Hill; that early infrastructure set a precedent for Kingsbridge's role as a connector. While the original creek and bridge have been buried and redirected into a modern shipping canal, their legacy informs a geography still centered on major corridors such as Broadway and 230th Street. Today, these corridors and the surrounding streets support one of the Bronx's largest retail shopping districts, organized through a business improvement district that encompasses roughly 200 merchants. This concentration of storefronts, services, and restaurants draws customers from neighboring Riverdale, Marble Hill, and other west Bronx communities, anchoring Kingsbridge as a day-to-day shopping destination.



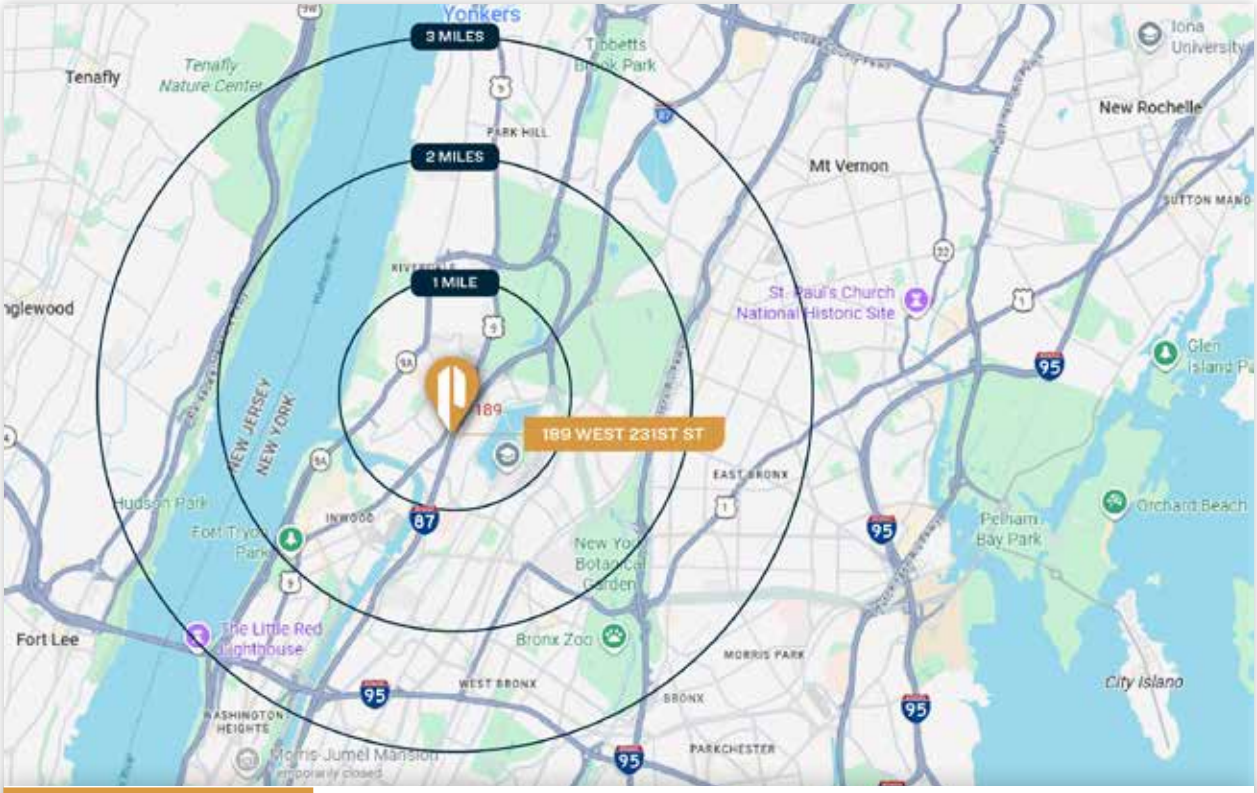




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DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
POPULATION	94,189	360,658	807,726
NUMBER OF HOUSEHOLDS	37,971	135,328	300,933
AVERAGE HOUSEHOLD INCOME	$104,669	$84,570	$83,160
MEDIAN HOUSEHOLD INCOME	$66,444	$56,132	$55,687
COLLEGE GRADUATES	42.04%	31.64%	28.54%
TOTAL BUSINESSES	1,514	5,785	13,623
TOTAL EMPLOYEES	24,263	116,041	217,201
DAYTIME POPULATION	76,572	321,546	683,581

SOURCE: ESRI, IS. CENSUS, ACS, ESRI-DATA AXLE, ESRI-U.S. BLS

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