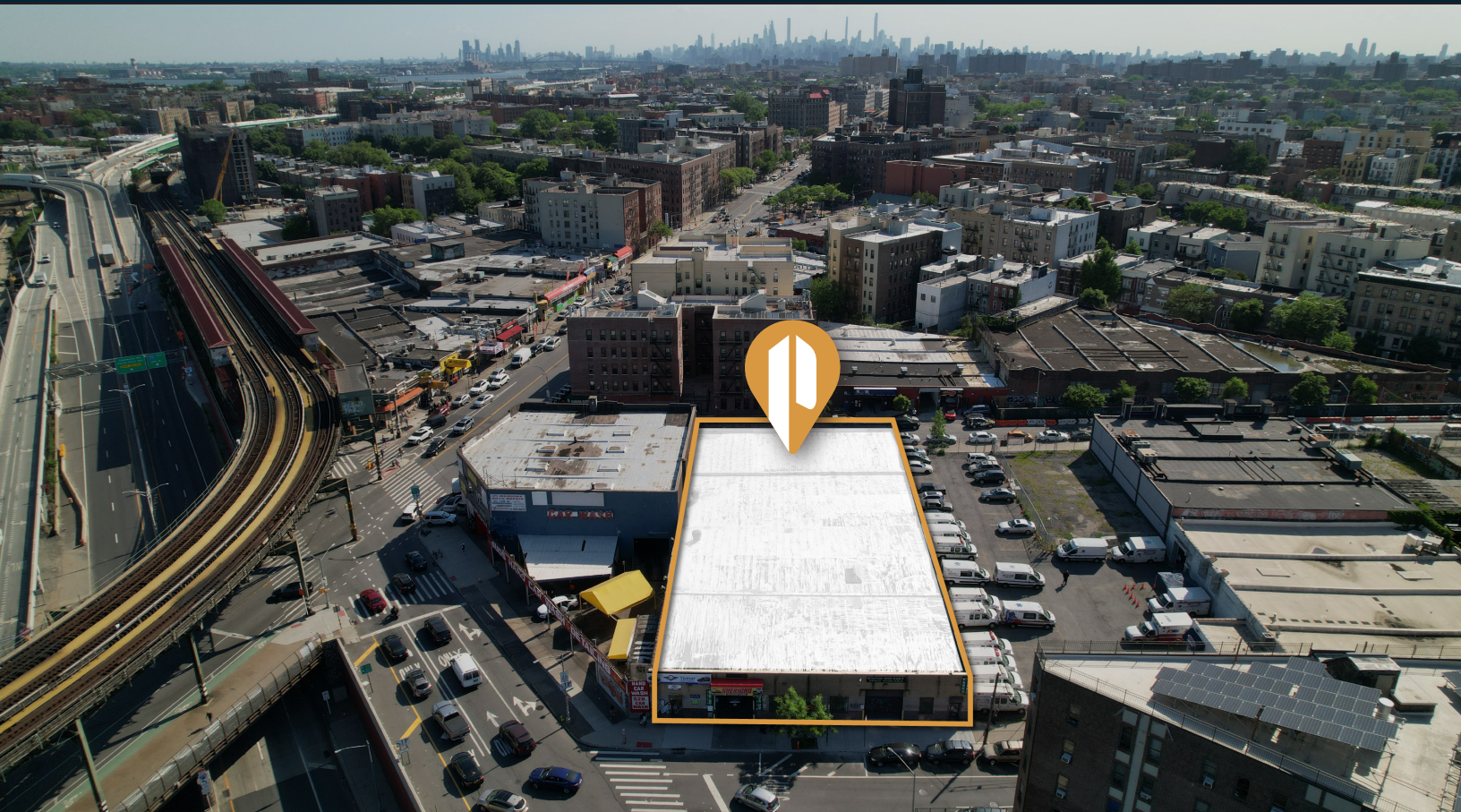




**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



1077 HOME STREET

BRONX, NY 10459

Ideally Positioned 20,000 Sq. Ft. Warehouse For Sale.

Former Parking Garage.
Steps From the Subway.

Type

Warehouse / Industrial



SQUARE FOOT

20,000_{RSF}



ZONING

M1-1



CLEAR HEIGHT

14' - 16'



PARCEL ID

3006

BLOCK



LOADING

3 DRIVE-INS



5

LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

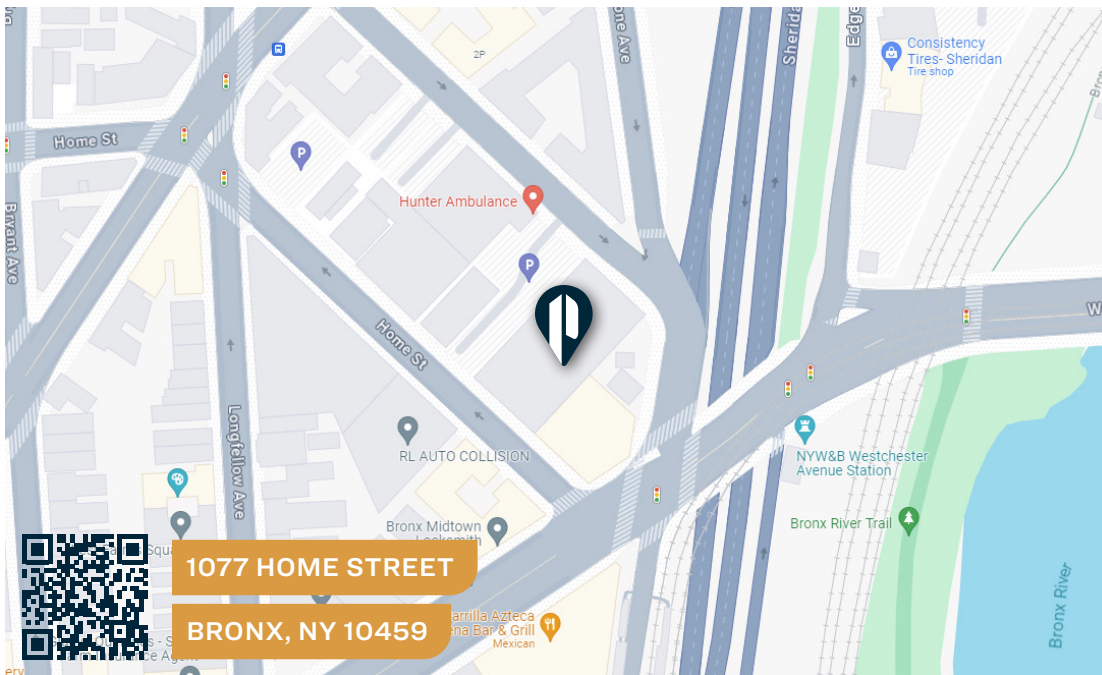
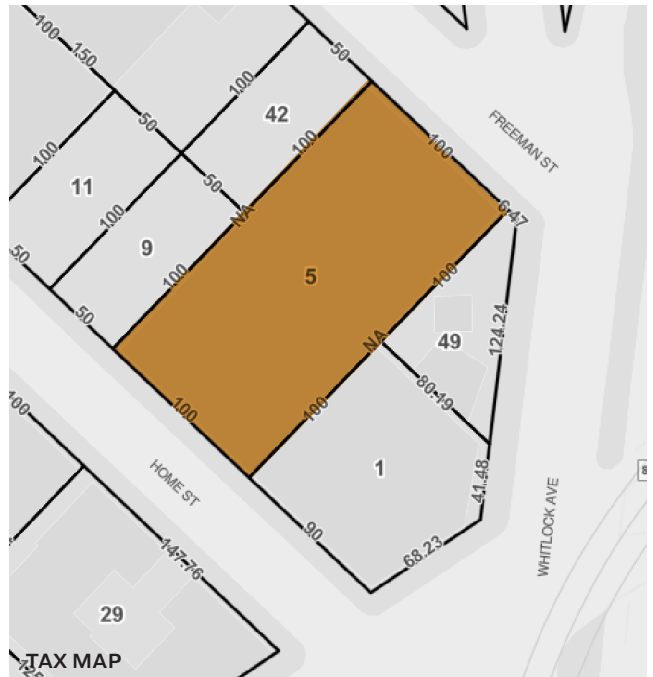
Features

- Lot Size: 100 Ft. x 200 Ft.
- Warehouse Size: 100 Ft. x 200 Ft.
- 14' - 16' Ceiling Heights
- Street to Street Access
- 3 Drive-In Doors
- Fully Sprinklered (Dry System)
- 600 Amps Electrical Service
- Qualified Opportunity Zone
- Annual R.E. Taxes: Approx. \$49,000.00

Certificate of Occupancy: 96 Cars Public Parking Garage & Auto Repair

Ideal For

- Owner Users & Investors
- Fleet Maintenance Operations
- Warehouse & Distribution
- Manufacturing Uses
- Showroom/Offices
- Car Services (Taxis/Uber/Lyft)



TRANSPORTATION

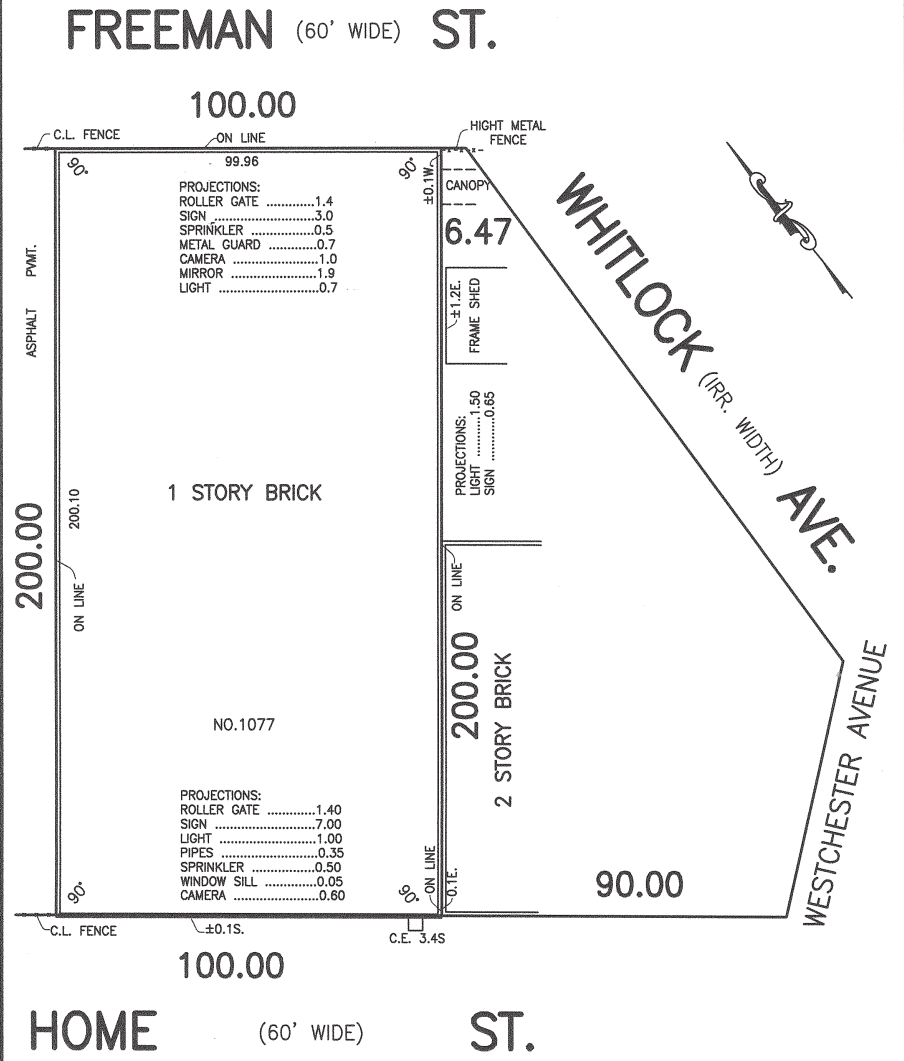
- 2** **5** FREEMAN STREET
- 6** WHITLOCK AVE
- SHERIDAN BLVD
- BRUCKNER EXPY
- CROSS BRONX EXPY
- WESTCHESTER AVENUE
- MTA Bus** BX4, BX4A, BX27: WESTCHESTER AVE/WHITLOCK AVE



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REF. NO.: B3006-002 TITLE NO.: 819376(0-NY-CR-OF)



THIS SURVEY WAS PREPARED FOR USE IN DISCLOSING INFORMATION FOR TITLE PURPOSES ONLY. THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR SPECIFIC TITLE PURPOSES ONLY AND ARE NOT INTENDED TO GUIDE IN THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS AND/OR ANY OTHER CONSTRUCTION. ASSUMED BY JOSEPH NICOLETTI ASSOCIATES, PROFESSIONAL LAND SURVEYORS, P.C. FOR ANY USE OF THE DATA FOR CONSTRUCTION OF ANY NEW IMPROVEMENTS. ENCROACHMENTS OR VAULTS, IF ANY, BELOW SURFACE ARE NOT SHOWN. THE EXISTENCE OF RIGHT-OF-WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL, SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

TAX SECT.: 11 TAX BLOCK: 3006 TAX LOT(S): 5

MAP OF PROPERTY AT
BRONX
 BRONX COUNTY, N.Y.
 SURVEYED: MAY 11, 2010
 UPDATED: SEPT. 18, 2014

CERTIFIED TO:
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 KENSINGTON VANGUARD NATIONAL LAND SERVICES OF NY
 1077 HOME STREET, LLC

Joseph Nicoletti
JOSEPH NICOLETTI ASSOCIATES
 PROFESSIONAL LAND SURVEYORS, P.C.
 499 JERICHO TURNPIKE, SUITE 201
 MINEOLA, NEW YORK 11501
 516-873-7278

SCALE: 1"=30' DRAWN BY: G.N. *GN*

Certificate of Occupancy

CO Number:

200671656F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	COMM		8F	ACCESSORY USES
001	0	OG	COMM		8C	PUBLIC PARKING GARAGE FOR 96 CARS
001	10		COMM		16	AUTO SALES
001	3		COMM		6	ACCESSORY OFFICE
001	10		COMM		16	AUTO REPAIR
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

200671656/000 9/15/2014 10:42:57 AM



**PINNACLE
REALTY**
OF NEW YORK, LLC

34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282
pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENTS:



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acastellanos@pinnaclereny.com
718-371-6412



FEDERICO MAZZEO

Salesperson
fmazzeo@pinnaclereny.com
718-371-6424