



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



610-650 TIFFANY STREET

BRONX, NY 10474

Prime Hunts Point 31,000 Sq. Ft. Warehouse For Sale

Located at the Entrance of Hunts Point
on a Double Wide Street.

Walking distance to the Subway **6**

Type

Warehouse / Industrial



SQUARE FOOT

31,000_{RSF}



ZONING

M1-2, HP



CLEAR HEIGHT

16' - 18'



PARCEL ID

2765

BLOCK



LOADING

6 DRIVE-IN DOORS



115, 118,

123

LOTS

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

This one of its kind 31,000 Sq. Ft. single-story warehouse consisting of three separate tax lots is located at the entrance of the Hunts Point market. Perfectly located walking distance to Bruckner Boulevard, the Subway, and minutes to Manhattan! Situated on a double-wide street which is one of the primary gateways connecting the tri-state area to the Hunts Point Food Distribution Center employing over 10,000 jobs.

The property consists of six drive-in doors and three divisions making it ideal for owner-operators with the possibility of additional rental income. It's also perfect for investors having the ability to lease to multiple tenants (separate utilities in place) diversifying the asset.

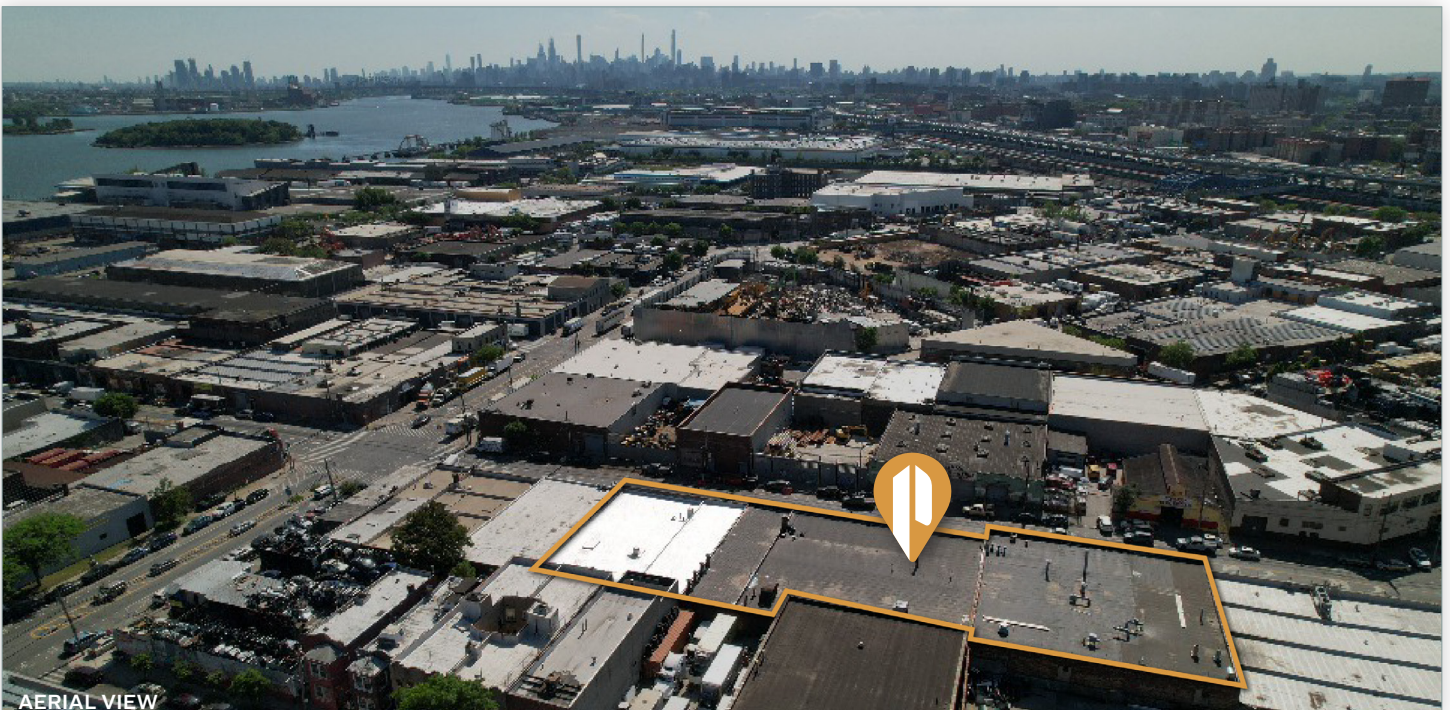
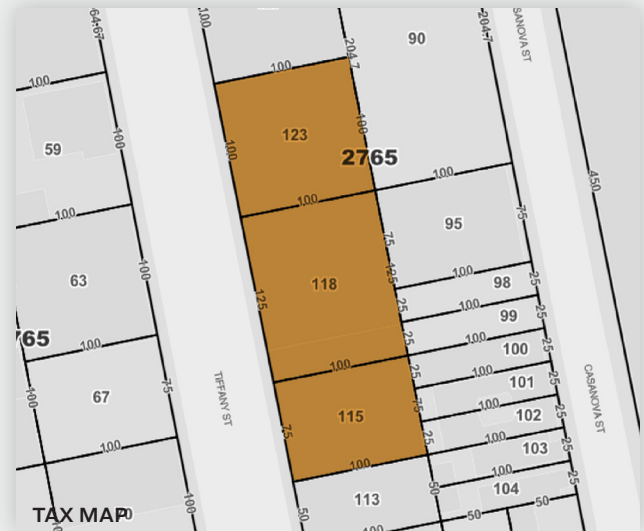
Features

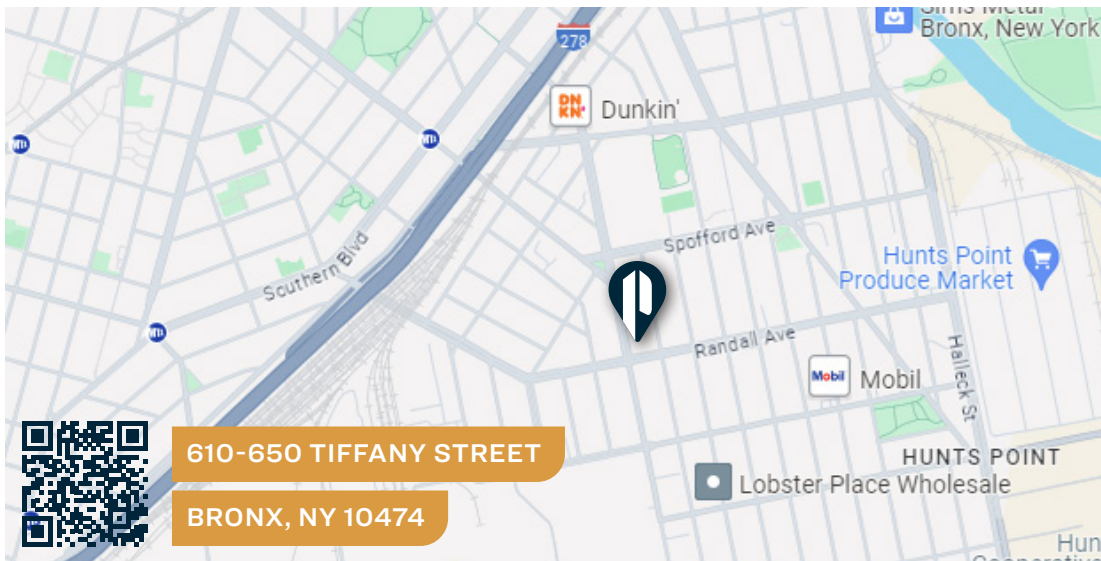
- Building Size: 300'x100'
- 1,000 Sq. Ft. Offices
- Ceiling Clear: 16' - 18'
- 6 Drive-In Doors
- Sprinklers Throughout
- Gas Radiant Heat Throughout

- 1800 Amps Electric Service
- New Roof in 2022
- Three Separate Tax Lots
- Qualified Opportunity Zone
- Annual R.E. Taxes: Approximately \$110,000.00

Ideal For

- Owner Occupied & Investors
- Warehousing & Distribution
- Parking
- Manufacturing & More!





TRANSPORTATION

- 6** LONGWOOD AVENUE
- BRUCKNER BOULEVARD
- BRUCKNER EXPY
- RFK - TRIBORO BRIDGE
- MINUTES TO MANHATTAN
- BX46: TIFFANY STREET/ RANDALL AVENUE**



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