



Mott Haven 3 Building Portfolio For Sale

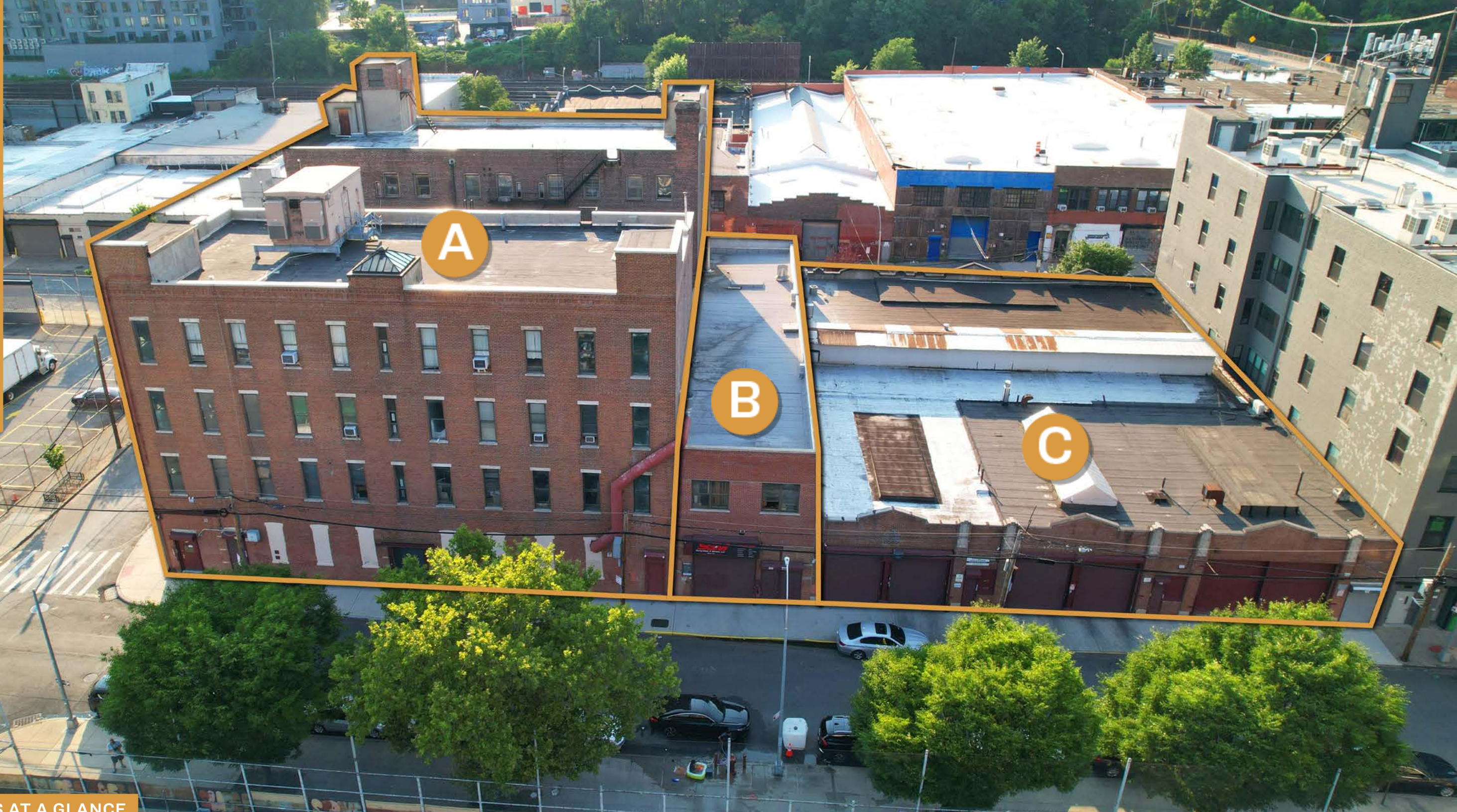
66,000 SQ. FT. FULLY LEASED.



**PINNACLE
REALTY**
OF NEW YORK, LLC

718-784-8282 • PINNACLERENY.COM

Overview



NUMBERS AT A GLANCE

 TOTAL BUILDING
SQUARE FOOTAGE

66,000^{SF}

A

47,250^{SF}
Multi Story Loft

B

6,250^{SF}
Two Story Warehouse

C

12,500^{SF}
Single Story Warehouse

 ZONING

M1-2

 CLEAR
HEIGHT


12'-15'
Warehouse

 LOADING
CAPACITY

14 2
Drive-Ins Freight
Elevators

PARCEL ID

 2340
Block

 204,
208,
209
Lots

PROPERTY OVERVIEW

Mott Haven 3 Building Portfolio For Sale

Pinnacle Realty of New York, LLC has been retained on an exclusive basis for the sale of 363-385 Rider Avenue, Bronx.

Located in the heart of the Mott Haven sector of the Bronx, this 3 Building Portfolio (3 separate lots) is a total of 66,000 sq. ft. across the tax lots. The properties are located on the corner of Rider Avenue, 141st Street, and Canal Place providing street-to-street access and three-street frontage.

The properties are located in an M1-2 zoning district with a Commercial FAR of 2.0. and a Community Facility FAR of 4.8 allowing a 150,000-square-foot facility.

The properties are fully leased with 15 tenants providing excellent diversification. The current Net Income is \$595,211.68 for 2025

FEATURES

- Total Lot Size: 250' x 125' (31,250 Sq. Ft)
- Building Sizes:
 1. 47,250 Sq. Ft. Loft
 2. 6,250 Sq. Ft. Two-Story
 3. 12,500 Sq. Ft. Warehouse
- 14 Drive-Ins
- 2 Freight Elevators
- Oil Heating
- Sprinklers
- New Sidewalks / Windows
- Street to Street Access



ZONING
M1-2

PARCEL ID



2340
BLOCK



204, 208, 209
LOTS

100% Leased with 15 Tenants
Lease Expirations range from 2025 - 2033

NET INCOME: \$595,211.68 FOR 2025





ACCESSIBILITY

Ideally Positioned

YANKEE STADIUM | 1.8 MI

Harlem River



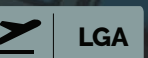
363-385 RIDER AVE.

HUNTS POINT | 3.3 MI

RFK BRIDGE | 2.3 MI

CENTRAL PARK | 2.6 MI

LAGUARDIA AIRPORT | 6.9 MI



FOR MORE
INFORMATION
ABOUT THIS
PROPERTY CONTACT
EXCLUSIVE AGENTS:

ARIEL CASTELLANOS

Associate Broker
acastellanos@pinnaclereny.com
718-371-6412

FEDERICO MAZZEO

Salesperson
fmazzeo@pinnaclereny.com
718-371-6424



34-07 Steinway Street, Suite 202
Long Island City, NY 11101
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.