

FOR SALE PRIME INVESTOR OR USER OPPORTUNITY

1610 Williamsbridge Rd, Bronx, NY



Property Highlights:

- **FOR SALE: Pristine multi-tenanted property ideal for a user or investor!**
- **+/- 5,100 SF building on an +/- 8,718 SF lot!**
- **1st Floor:** +/- 1,700 SF immaculate and modernly renovated medical office.
- **2nd Floor:** +/- 1,700 SF is as impressive as the 1st floor as a thriving pediatric dental office.
- **LL:** +/- 1,700 SF of beautiful turnkey space fully plumbed and built for a dental or medical user (vacant).
- **Attic:** +/-1,700 SF of storage
- Each floor is separately metered.
- Abundant L-shaped parking lot for +/-20 vehicles.
- Zoning: R4A, C2-2, allows for many uses including office, medical, retail, and residential.
- New elevator stops at each floor, including the street level, and large enough to accommodate a full stretcher!
- Half-mile (0.5 mi) from Westchester Sq-E Tremont Station (6 Train) *At the Bx8 Bus Stop. *5-minute walk to Bx 24, and Bx31 Bus Stops * One mile (1.0 mi) or less to the Pelham Pkwy and Morris Park Station (5 Train) * Five Minutes or less to the Hutchinson River Pkwy and Bronx River Pkwy
- Close to Montefiore, Albert Einstein College of Medicine, Jack D. Weiler Hospital, Calvary Hospital, NYC Health Jacobi Medical Center & Emergency Dept., McDonald's, and Starbucks.

For more information or to view this property, contact 914.422.0100

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