For Sale

FLEXIBLE RETAIL, OFFICE & RESI ZONING | **OFFERED VACANT OR W/ PARTIAL LEASEBACK** | **WAKEFIELD THE BRONX** | **BUILT 1990** | **ASKING $1,195,000**



FLEXIBLE TWO-STORY OFFICE/RETAIL BUILDING WITH PARKING ON EAST 233RD JUST OFF WHITE PLAINS ROAD NEAR HOSPITAL, SUBWAY, AND METRO-NORTH

726 East 233rd Street, The Bronx - Also known as 726A East 233rd Street, this 3,095-square-foot commercial building is located just off White Plains Road in the Wakefield section of The Bronx. Built in 1990, the two-story brick building is situated on a 3,239-square-foot parcel and offers an opportunity for both investors and owner-users.

The property features approximately 1,740 square feet of ground-floor commercial space with 9'6" ceilings and an additional 818 square feet of upper-level office space. A spacious, double-height entrance atrium features exposed brick walls, decorative lighting, and a staircase leading to the upper floor. Additional features include a freight elevator, ground-floor utility rooms, and on-site parking for four vehicles directly in front of the building.

The property also includes an estimated 700–800 square feet of rear rooftop area with potential for use as an outdoor patio, subject to necessary approvals.

The subject building is just off the White Plains Road shopping district, steps from the 233rd Street subway station serving the 2 and 5 trains. The nearby Woodlawn Metro-North station provides Harlem Line service to Grand Central Terminal and Westchester County. Montefiore Medical Center's Wakefield Campus is also within walking distance, providing convenient access to a major hospital and its surrounding medical services.

The parcel's R6A zoning with a C2-4 commercial overlay permits residential, retail, and office uses, while the current Certificate of Occupancy is for office use. The flexible layout and parking make the building particularly attractive for an owner-user seeking a company headquarters, such as a property management firm, local contractor, or other professional office operation. Alternative uses would be subject to applicable approvals.

Offered vacant, the property represents an opportunity for an investor to establish a new rental income stream or an owner-user to occupy a standalone building with convenient access to public transportation, healthcare facilities, and neighborhood shopping.

The seller will also consider remaining as a tenant in a portion of the property.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

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726 EAST 233RD STREET





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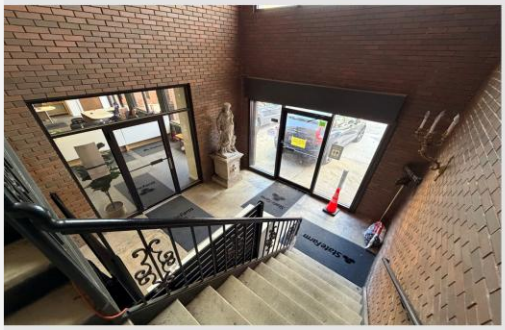
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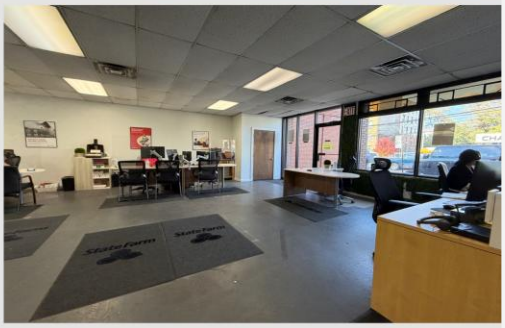
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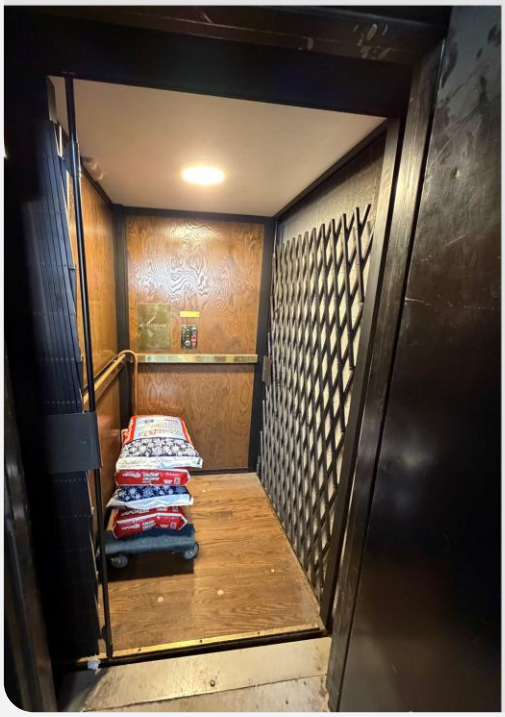


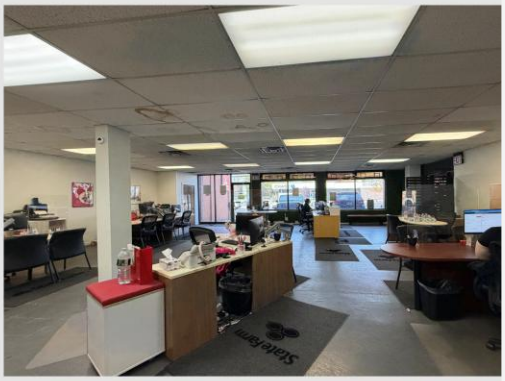


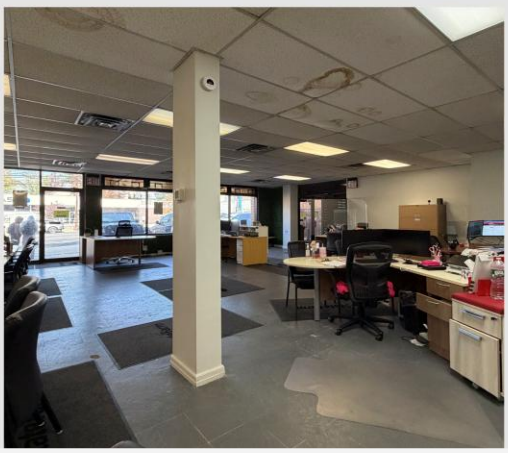


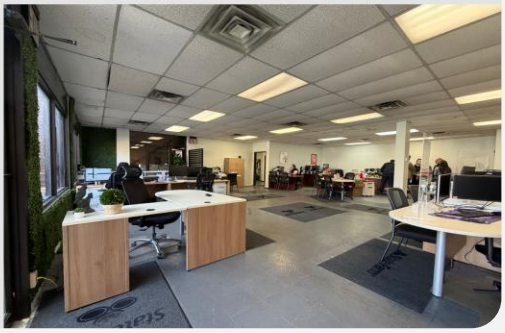












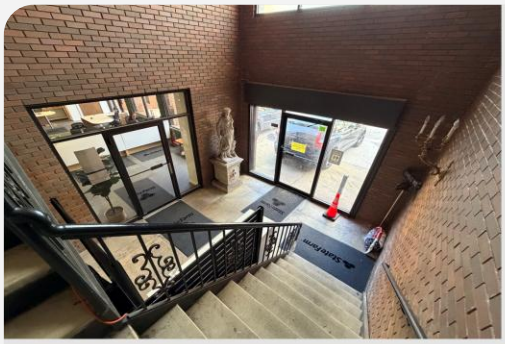
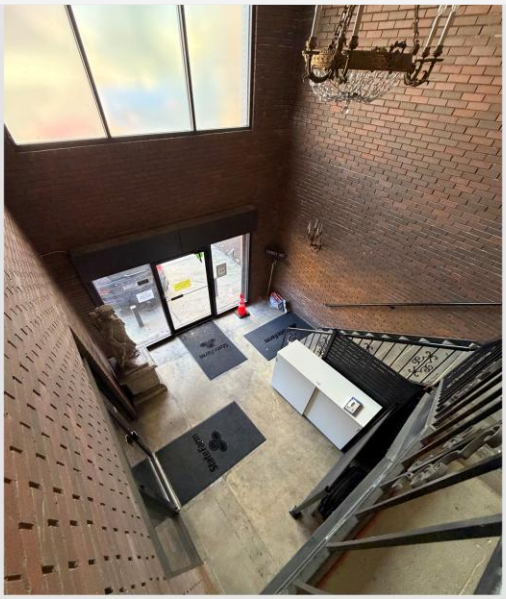
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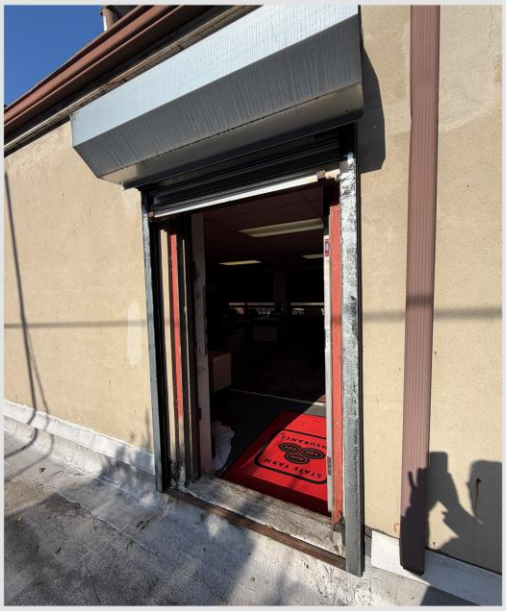
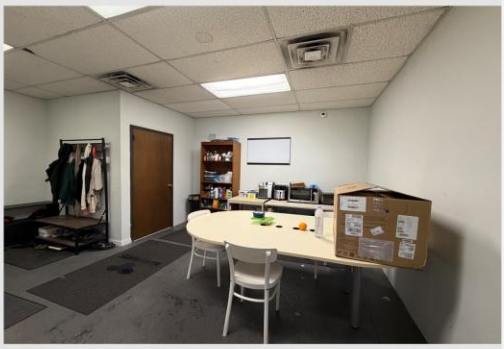
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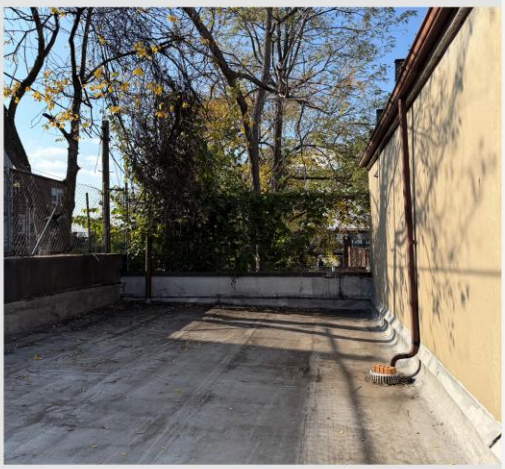
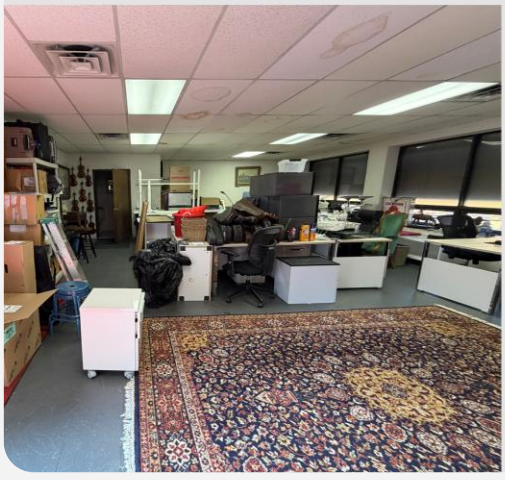
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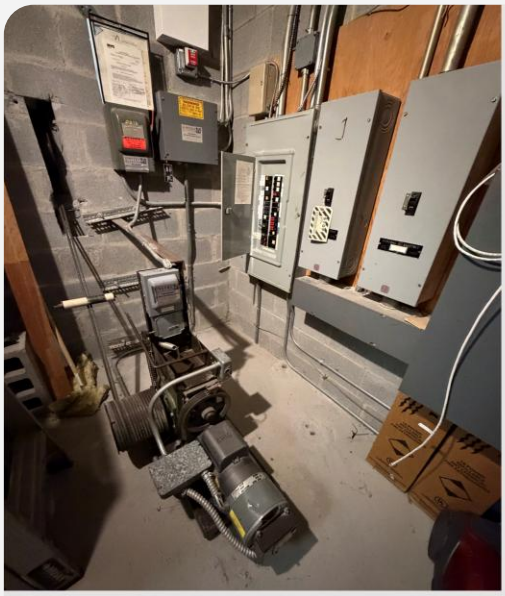
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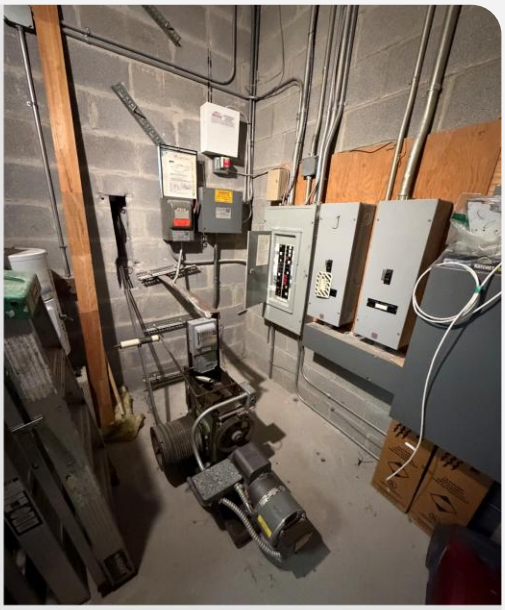
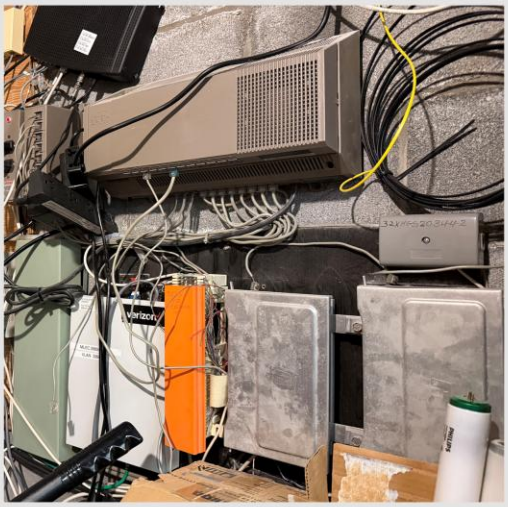
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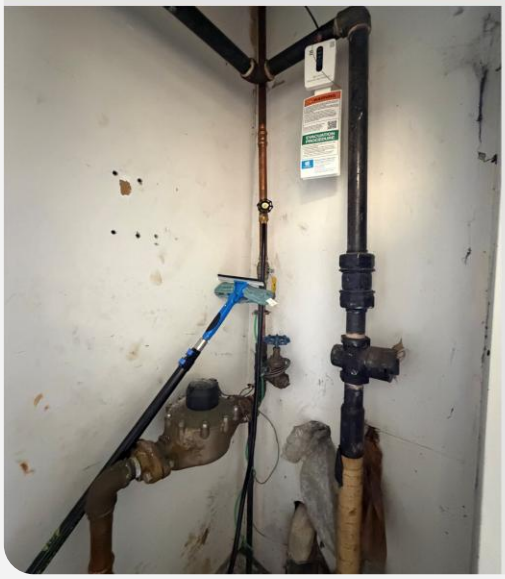
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Zoning & Tax Map

726A EAST 233 STREET, 10466
Bronx (Borough 2)
Block 4846
Lot 54

Zoning District
R6A
C2-4

Intersecting Map Layers :
FRESH Zone
Appendix I

NYC PLANNING ***SOURCE:*** **zola.planning.nyc.gov**





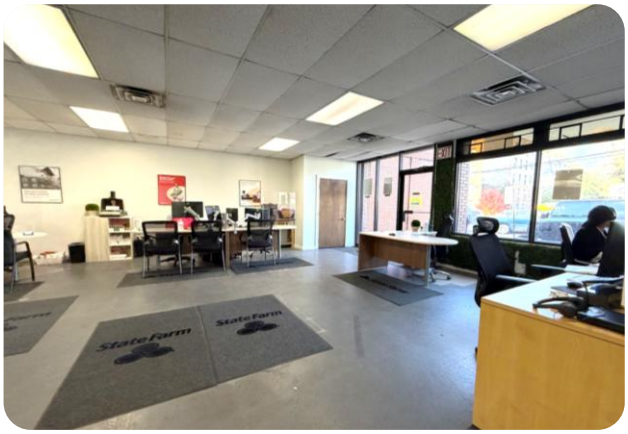
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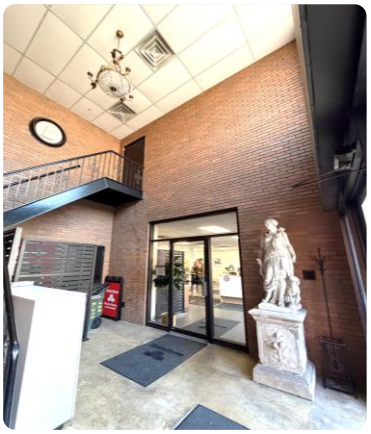
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PROPERTY INFORMATION







LOCATION		
Address		726 East 233rd Street
Boro		Bronx
Zip Code		10466
Parcel Number		2-04846-0054
Area		Wakefield
Alternate Address		726A East 233rd Street
PARCEL & ZONING		
Parcel Count		1
Dimensions		50.08 ft x 64.67 ft
SF (Approx.)		3,239
Zoning		R6A, C2-4
Floor Area Ratio	*residential*	3.00 QH - 3.90 UAP
Maximum Buildable SF		9,717 - 12,632
Air Rights		6,622 - 9,537
RE TAX 2026/2027		*Class: 4*
Assessed Value		$210,690
Estimated Rate		10.848%
Estimated Tax Expense		$22,856
BUILDING		
# of Buildings		1
Dimensions		50' 1" x 44' 10"
Stories		2
Year Built		1990
Building Class		Professional Building (O7)
SQUARE FEET (EST.)		
Gross Building Area	*public record*	3,095 SF

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BUILDING AREA BREAKDOWN

Description	Size	Notes
Ground Floor Retail/Office	EST. 1,740 sf	▪ 9' 6" Ceiling ▪ Estimated w/ Elevator 41' 2" x 34' 7" & 14' 2" x 22' 4"
Upper Floor Office	EST. 818 sf	▪ Estimated 34' 7" x 23' 8"
Lobby/Atrium (w/ Stairwell)	EST. 238 sf	▪ Estimated 18' 4" x 13' 0"
Exterior Walls & Other Areas	EST. 299 sf	Estimated allowance for walls and other areas, reconciled to the 3,095 SF gross building area per public records.
Outdoor Rooftop Space		▪ 700-800 SF (Est.) ▪ Potentially Usable Space
3,095 TOTAL SF		

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