

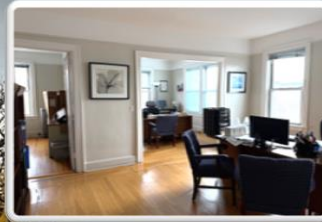
In Contract

**MIXED-USE
THE BRONX**

**RETAIL &
OFFICE**

**LAST ASK
\$1,225,000**

**\$449
/SF**



MULTI-STORY RETAIL AND OFFICE BUILDING WITH REAR PARKING LOCATED NEAR THE CASTLE HILL TRAIN STATION

1325 Castle Hill Avenue, The Bronx - Team Lala of RM Friedland facilitated a fully-executed contract on this three-story brick commercial building located along Castle Hill Avenue, a well-traveled corridor in the Bronx known for its mix of neighborhood services and professional offices.

The property features two large awnings that advertise its current occupants, a property management company and a local law office, along with wide storefront windows that provide excellent street visibility.

The building includes a steel and glass entry door, an intercom system, and camera coverage throughout the interior. The main stairwell is wood, and the lobby and hallways are neatly painted, reflecting a well-kept condition throughout.

The upper two floors are occupied by one office tenant, with the top level configured as five rooms plus a bathroom, formerly used as an apartment, and providing access to the roof through a hatch.

The roof is a silver-coat rubber system in good condition and supports the building's heating and air-conditioning equipment.

The property benefits from a shared driveway with three parking spaces located at the rear. Electrical meters are situated in the basement, and two above-ground 250-gallon oil tanks supply #2 oil to the heating system.

The building is ideally located at the corner of a block that includes the Castle Hill Avenue MTA 6 train station, providing direct service to Manhattan.

The surrounding area offers convenient access to neighborhood shopping, dining, healthcare, and other daily needs. Montefiore Bronx East is located nearby, and the property also enjoys quick access to the Bruckner Expressway, connecting to other major routes throughout the Bronx and beyond.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

LALA REALTY GROUP

RM FRIEDLAND

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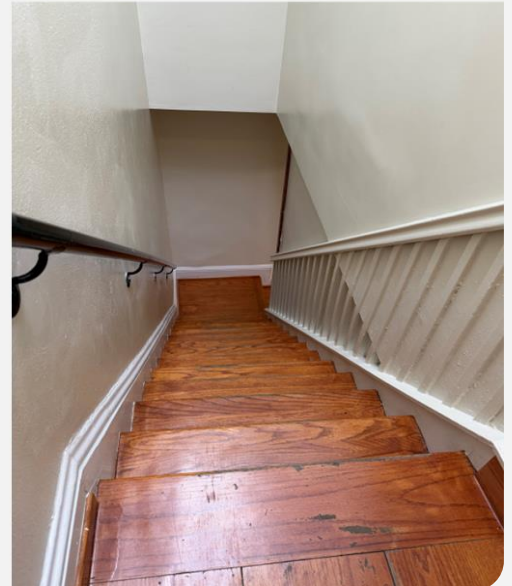
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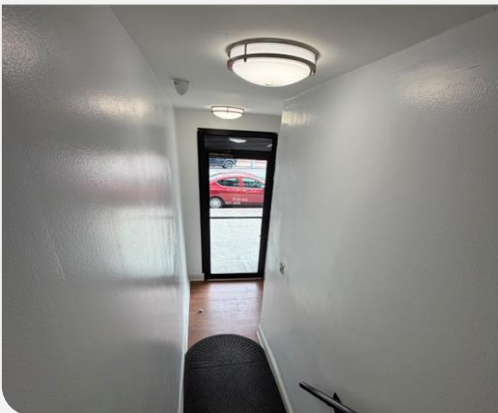
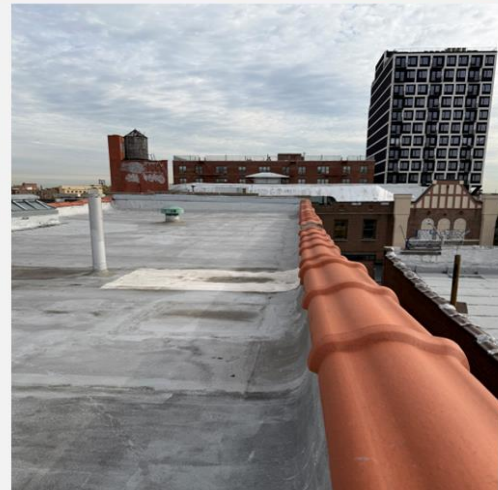
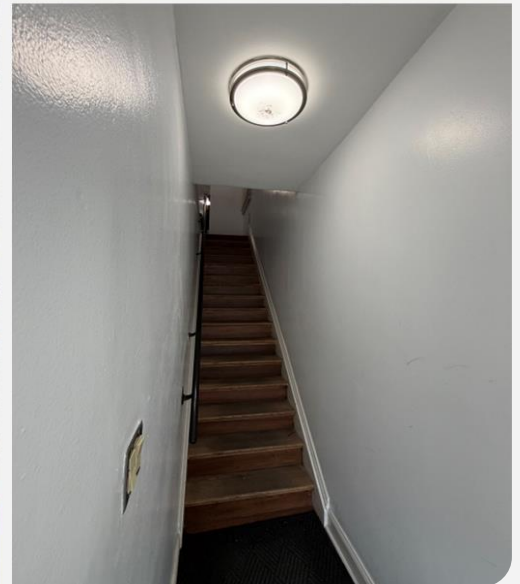
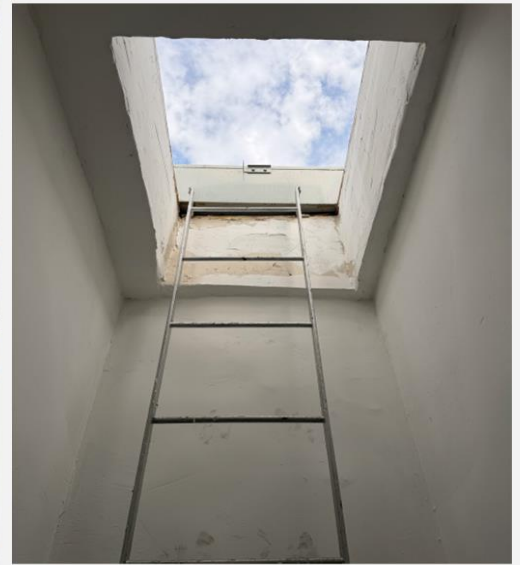
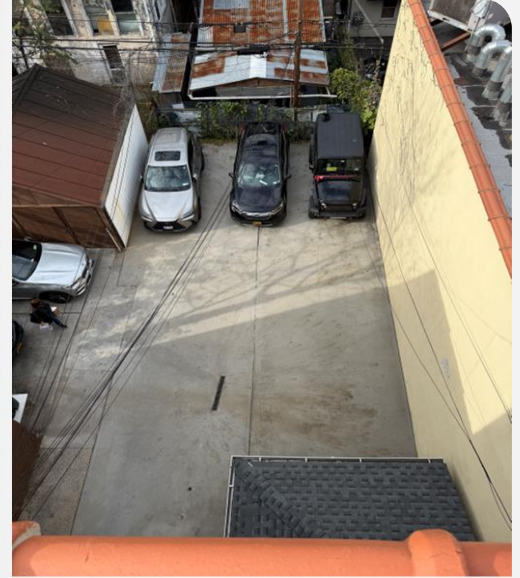
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1325 CASTLE HILL AVE



1325 CASTLE HILL AVE



1325 CASTLE HILL AVE

1325 CASTLE HILL AVENUE, 10462

Bronx (Borough 2)

Block 3935

Lot 73

Zoning District

R6 C1-2

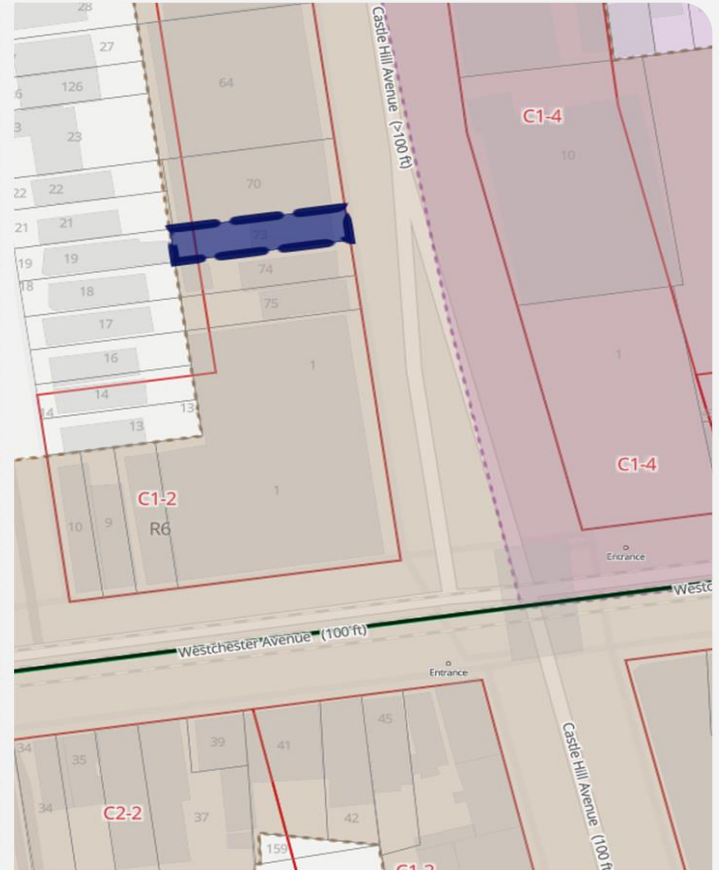
Intersecting Map Layers

FRESH Zone

Appendix I

SOURCE

<https://zola.planning.nyc.gov>



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