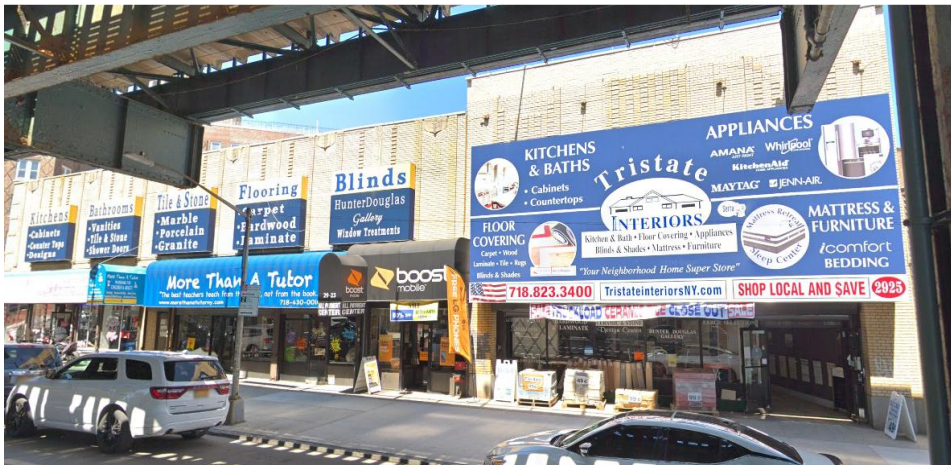


CLOSED | RETAIL/OFFICE IN PELHAM BAY, THE BRONX

2925 Westchester Ave, Bronx, NY 10461 (Parcel #: 04164-0005)



CLOSED
11/13/2025

**Prime Retail Bldg
@ Major Train Station
-Build With Air Rights-**

**Pelham Bay
in the
East Bronx**

**Sale Price: \$2,070,000
\$66 /Base BSF**

- Prime Pelham Bay, BX Neighborhood Retail
- 16,000 Total Building SF & 31k - 39.3k Buildable SF
- Development Potential in R7-1 / C2-2 Mixed Use Zone

SUMMARY

This is the **second leg of a two part sale** of a prime Pelham Bay, Bronx location consisting of almost an entire full block of retail and office and is located in front of the MTA #6 Train Buhre Avenue Station at the intersection of Westchester Avenue, Buhre Avenue and Crosby Avenue.

The site is positioned within an R7-1 / C2-2 zoning district on a wide street, which provides a base residential FAR of 4.0. This results in approximately 31,424 buildable square feet as-of-right, and up to approximately 39,359 buildable square feet for qualifying projects under the City of Yes Universal Affordability Preference (UAP).

Contact

Marco Lala
914.380.3806
mlala@rmfriedland.com

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES
440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

**RMFriedland
Investment Sales**

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.