

# Retail Building For Sale



**Concourse Realty** has been retained on an exclusive basis to arrange for the sale of 931 East 174th Street, a 1-story plus basement retail building located on the corner of Hoe Avenue and East 174th Street. This prime retail and potential mixed-use development site is located next to the #2 and #5 Subway lines at the 174th Street Station providing east and quick access to both the east and west sides of Manhattan.

There are currently two tenants on month-to-month leases in this approximately 5,686 square foot building (plus basement). Pay-O-Matic is paying a portion of the real estate taxes and \$4,400 / month. The dollar store is paying \$6,639 / month.

This income producing building is also a redevelopment opportunity offering 22,744 SF of residential space and 11,372 SF of commercial space.

## highlights

- Corner single-story retail building.
- 22,744 Buildable Square Feet
- One block from No. 2 and No. 5 Subway lines.

## property features

Block-Lot	2991-26
Lot Size	80.91' x 80'
Building Size	80.91' x 80'
Stories	1 + Basement
Year Built	1924
Gross SF	5,686
Zoning	R7-1, C2-4
FAR	4.00/ 2.0
Lot Area	5,686
Buildable SF	22,744
Assessment (17/18)	\$201,240
Property Taxes (17/18)	\$21,158

## neighboring tenants

- Stop & Shop
- Foot Locker
- T.J. Maxx
- Petland Discounts
- Auto Zone
- Taco Bell
- IHOP
- C-Town Supermarkets
- Checkers
- Dunkin' Donuts
- Kennedy Fried Chicken
- CubeSmart Self Storage
- Western Beef Supermarket
- McDonald's



**\$3,550,000**  
ASKING PRICE

**1924**  
YEAR BUILT

**5,686**  
GROSS SF

**Concourse  
Realty**

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931 E 174TH STREET