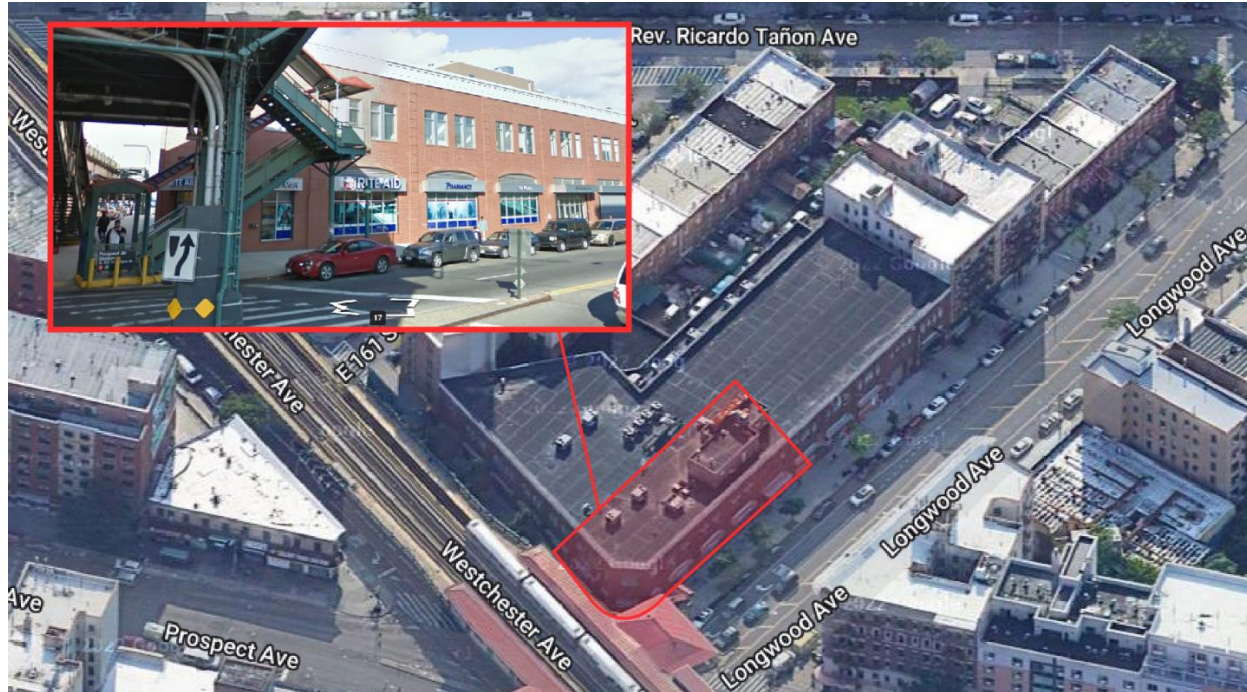


**NOW LEASING**

**Prime Retail Space – Corner Unit**



**For Further Information and Inspection:**

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The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

# GENERAL INFORMATION

## Location:

840 Westchester Ave, Bronx, New York 10459

Block 2689 Lot 01-047-048

Located at intersection of Westchester Ave, Prospect Ave, and Longwood Ave

## Available Space:

13,760 square feet

## Description:

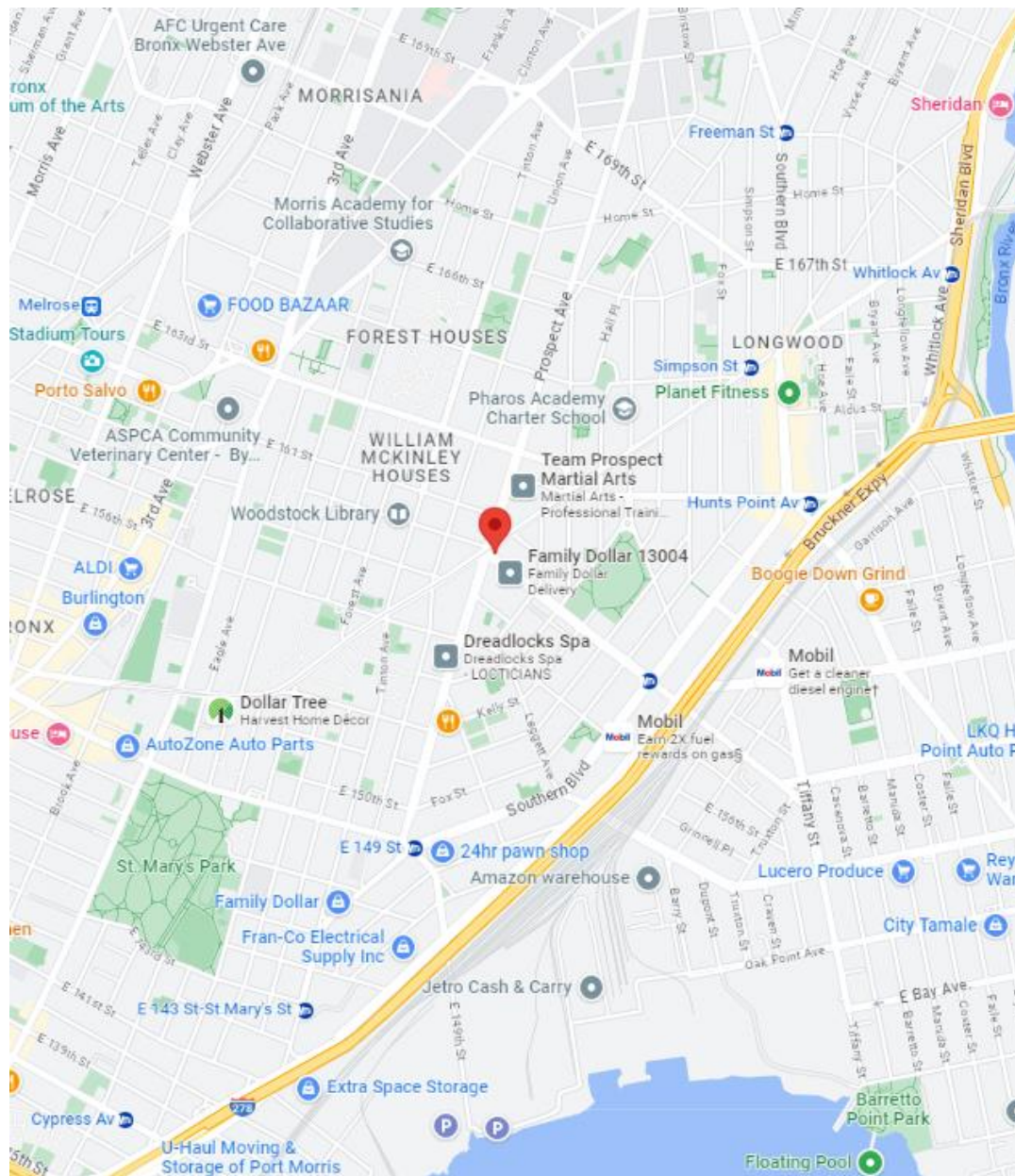
- Fully built-out space
- 13' ceiling height
- Dumbwaiter
- 2 Handicapped Bathrooms
- 2 Offices
- Large wide open selling floor

## Sprinklered:

Fully sprinklered

## Utilities:

- 800 amps
- 10-ton gas fired HVAC unit



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# GENERAL INFORMATION

## Parking:

Garage parking under building plus street

## Real Estate Taxes:

- \$3.10/ PSF
- Building has tax abatement

## Rental Rate:

Upon Request

## Occupancy:

Immediate

## Comments:

- Excellent signage and visibility
- Densely populated area
- Adjacent to Prospect Avenue subway (2, 5)



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