



HOULIHAN LAWRENCE  
COMMERCIAL GROUP

# Live. Work. Play.

***175 City Island Avenue, Bronx, NY***

***Factory - Light Manufacturing in Residential with Commercial Overlay***



- 11,300 sf 2 story block construction
- 5,000 sf bright workspace
- 6,000 sf office and storage
- 12,500 sf lot
- 2017 Taxes \$34,107
- Loading Bay
- Updated HVAC
- 4 Bathrooms
- Onsite parking and yard
- Quick access to Hutch & I 95

Rare opportunity to own Factory - Light Manufacturing investment property on City Island with quick access to major roadways serving all of Bronx and Westchester Counties. 5,000+ sf of open workspace with loading bay bordered on 2 sides by 2,000 sf of reception and office space and 4,000 sf of deep walk out lower level storage. 4 sides of windows provide all day natural light. 10 car parking and lawn on 12,500 sf lot with 7,000 sf building footprint. Building class F5, in residential R3-A zone with Commercial C2-2 overlay allows wide usage. Great opportunity for investor or owner/user to live, work and play in this unique Long Island Sound community.

***For Sale \$1,825,000***

**[www.HLCommercialGroup.com](http://www.HLCommercialGroup.com)**

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**April H. Monaco**

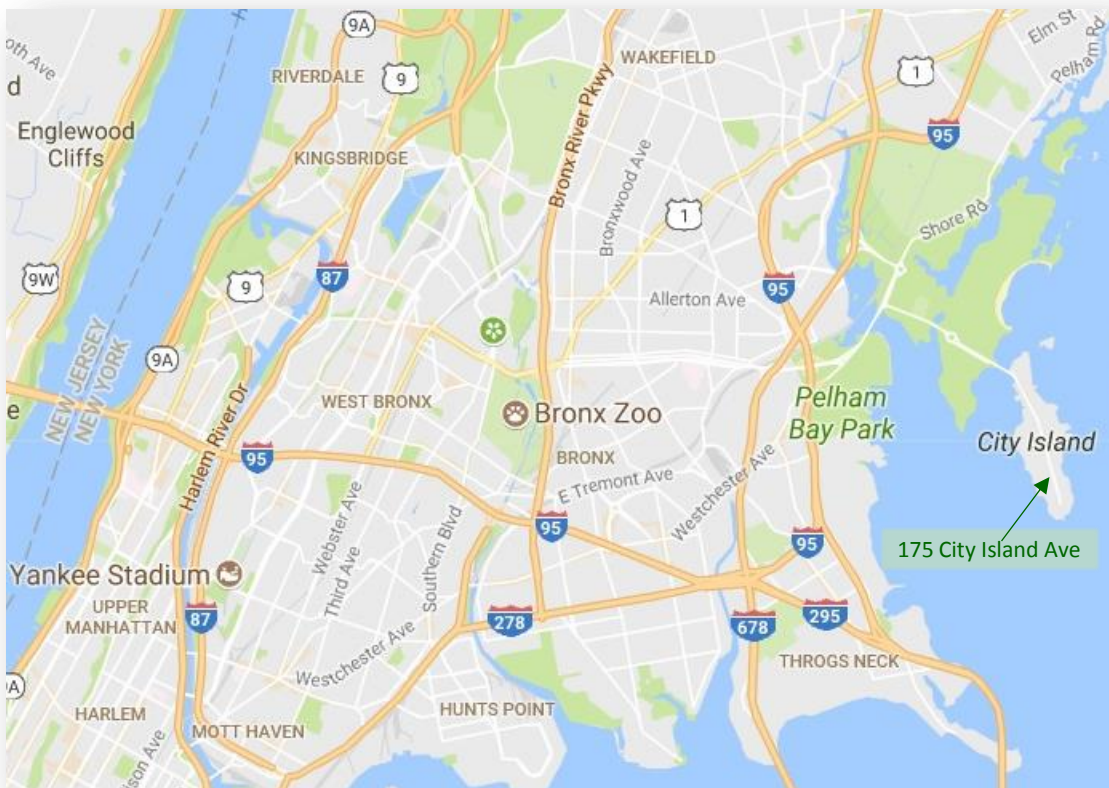
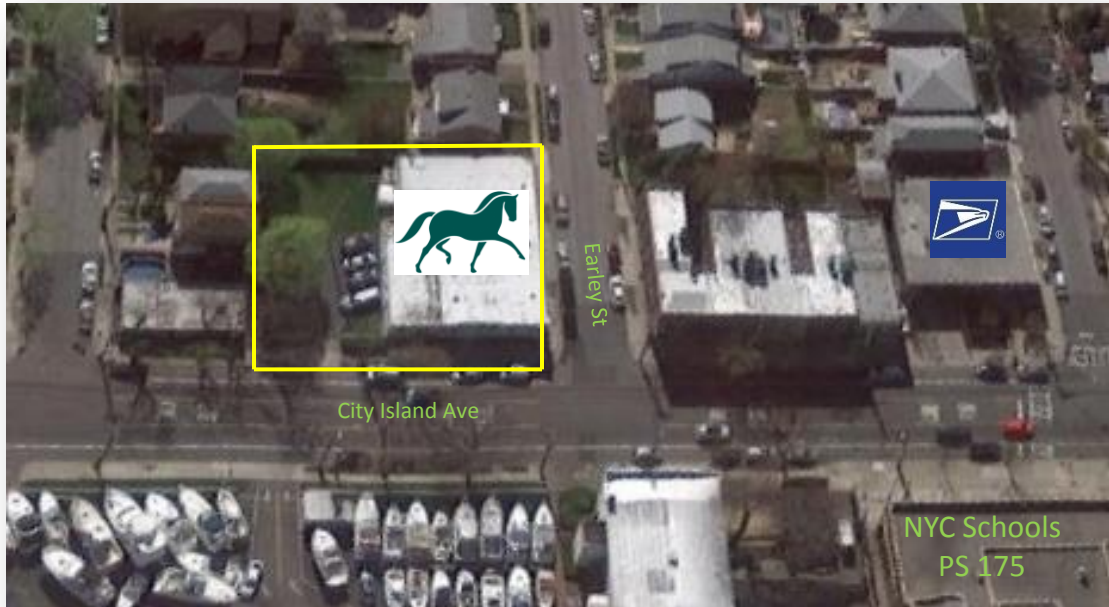
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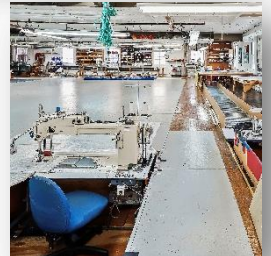
## Area Maps





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## Gallery



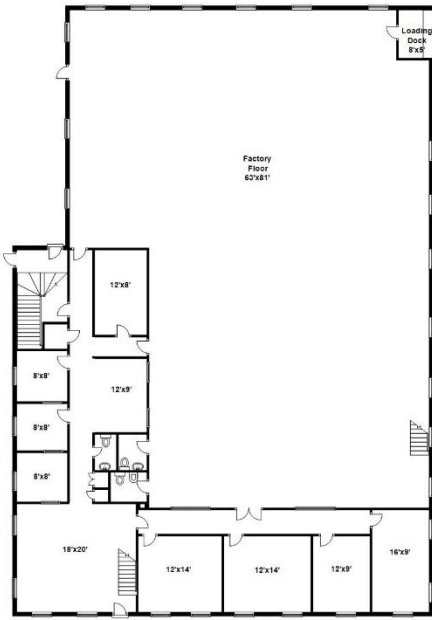
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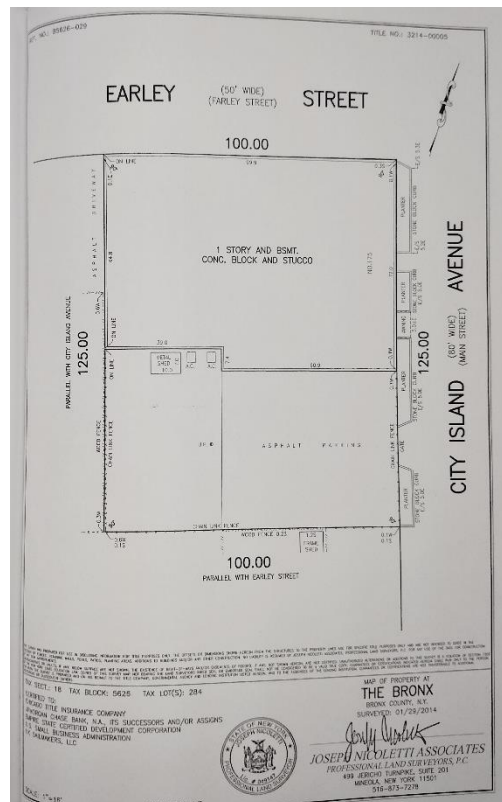
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## Plans

First Floor



Lower Level



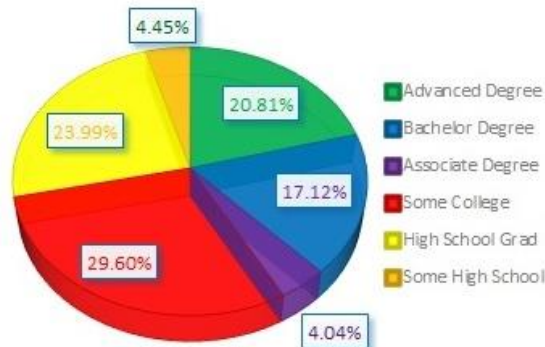


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## Demographics

Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2022 Projection	<b>4,102</b>	88,035	702,249
2017 Estimate	<b>3,995</b>	86,100	684,001
Growth 2017-2022	<b>2.68%</b>	2.25%	2.67%
<b>Households:</b>			
2022 Projection	<b>1,912</b>	35,843	262,840
2017 Estimate	<b>1,863</b>	34,955	255,723
Growth 2017 - 2022	<b>2.63%</b>	2.54%	2.78%
Owner Occupied	<b>1,009</b>	15,526	98,682
Renter Occupied	<b>854</b>	19,429	157,041
<b>2017 Avg Household Income</b>	<b>\$95,374</b>	\$80,347	\$75,168
<b>2017 Med Household Income</b>	<b>\$79,965</b>	\$63,303	\$53,902
<b>2017 Households by Household Inc:</b>			
<\$25,000	<b>328</b>	8,094	66,908
\$25,000 - \$50,000	<b>134</b>	6,141	54,144
\$50,000 - \$75,000	<b>427</b>	5,839	41,756
\$75,000 - \$100,000	<b>214</b>	4,539	28,911
\$100,000 - \$125,000	<b>227</b>	3,718	20,936
\$125,000 - \$150,000	<b>284</b>	2,860	14,408
\$150,000 - \$200,000	<b>143</b>	1,932	14,681
\$200,000+	<b>106</b>	1,833	13,979

### 1 MILE POPULATION BY EDUCATION





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## Disclaimer

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In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents and consult with their own advisors.

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