

# Concourse Village, Bronx

## Newly Constructed Mixed-Use Building

### 288 East 169<sup>th</sup> Street



**Asking Price: \$3,195,000**

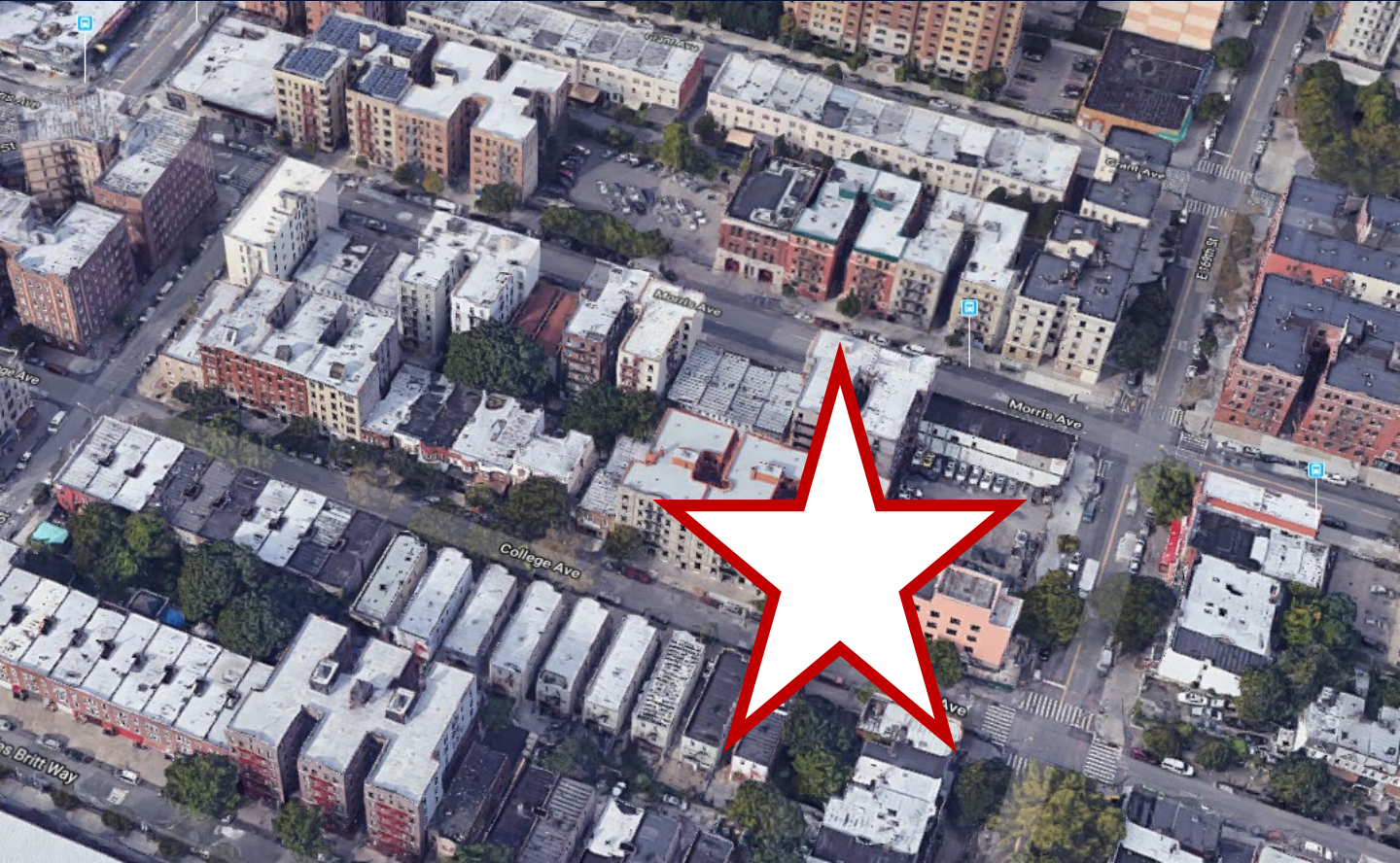
**Ido Tzaidi**  
**President**

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# Executive Summary



## Executive Summary

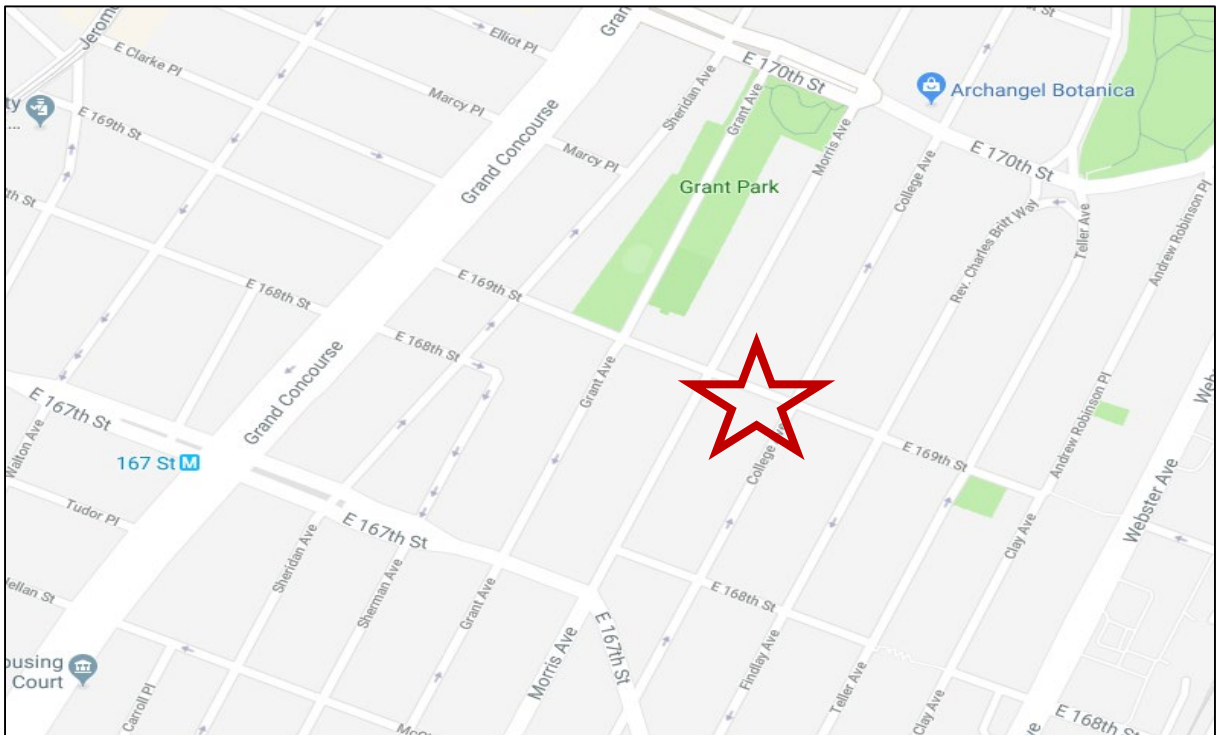
A 4-story mixed-use building consisting of 7 apartments and ground floor retail space.

The property is located within walking distance to the 167<sup>th</sup> street [D] train stations.

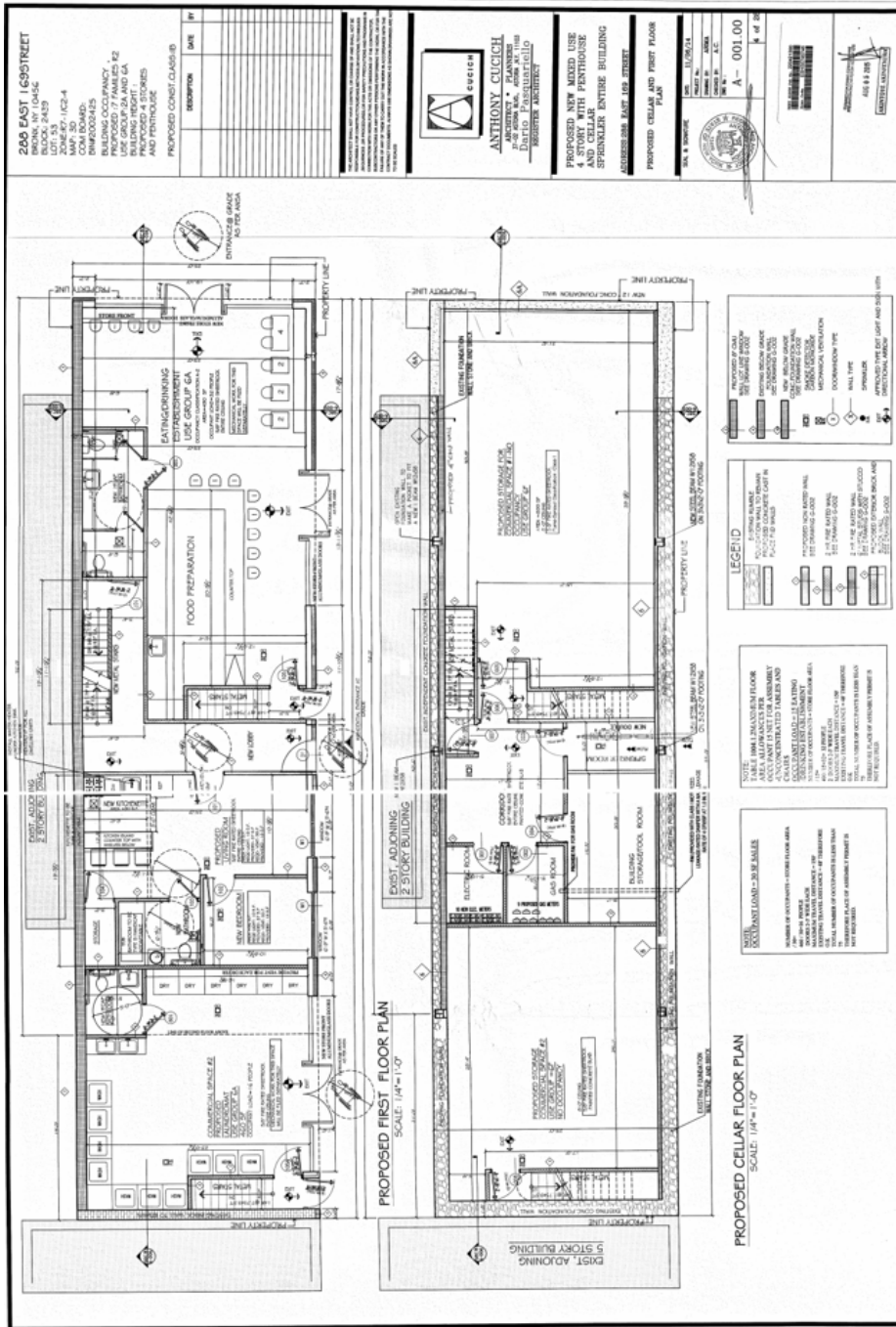
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# Property Description

<b>Address</b>	<b>288 East 169<sup>th</sup> Street Bronx, NY 10456</b>
Lot Dimensions	25' X 95'
Lot SF	2,375 SF
Built Dimensions	25' X 75' (AVG.)
Built SF	8,875 SF
Zoning	R7-1/C2-4
FAR	3.44 (3.74 as built)
Block/Lot	2439/53
Taxes (17/18)	\$5,987

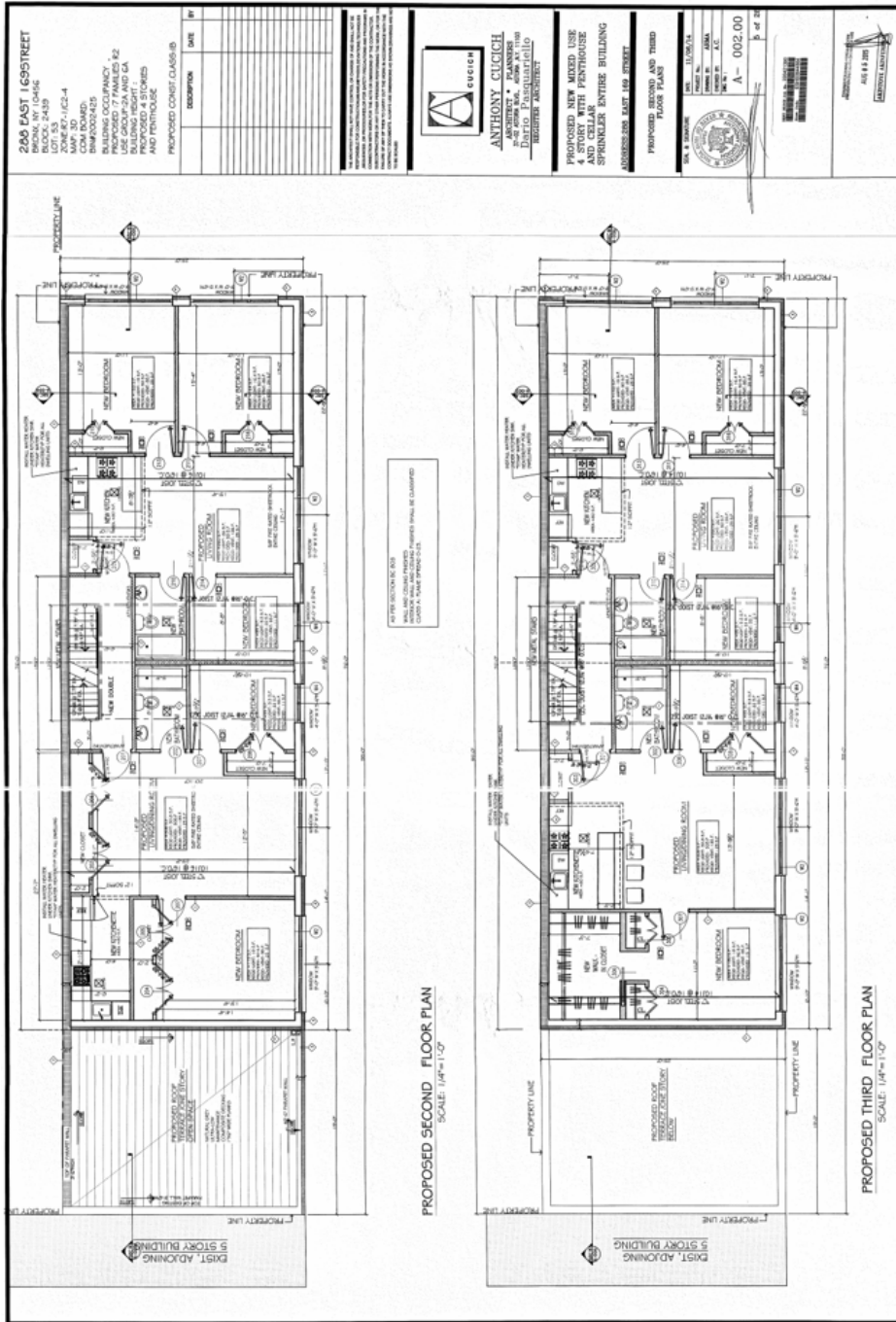


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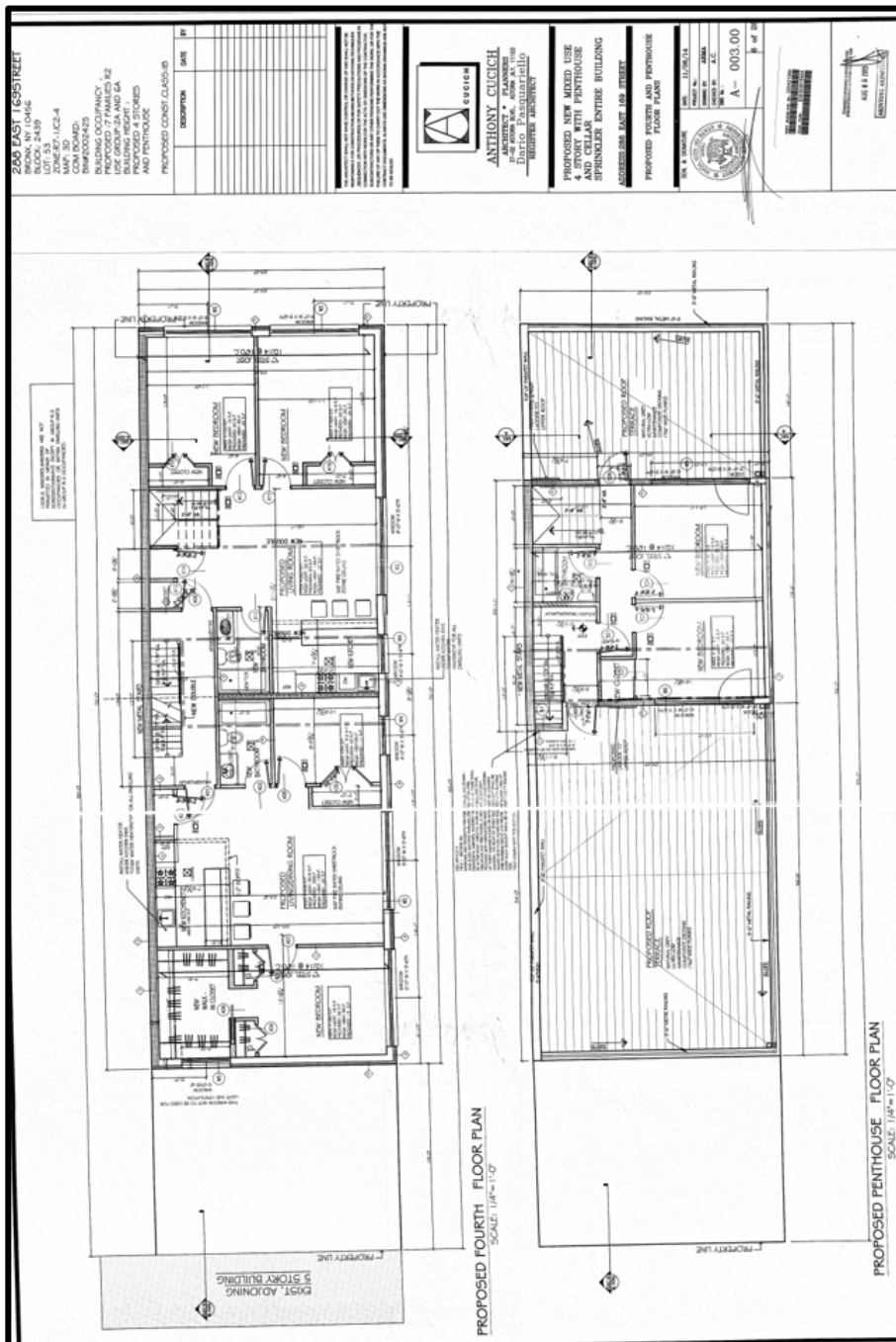




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# Neighborhood



**Concourse Village** is located in the western area of the South Bronx. With the Bronx Courthouse, the Bronx Museum of the Arts, and Yankee Stadium, Concourse serves as a civic center of the Bronx. Although this neighborhood is mostly residential, there are major parks in almost every corner. Easy accessibility allows for a modest commute to not only downtown, but a number of highlights and attractions through the nearby train lines [D, B, 4].



# About the Company

EPIC Commercial Realty prides itself on providing quality and excellence to all our clients, specializing in investment sales in the bustling New York metropolitan area. We provide the highest level of professionalism, comprehensive and innovative real estate solutions to investors, property owners, and corporations to ensure optimum, fast, and smooth transactions.

Based in Soho, NY our clients include storefront owners, retail chains, institutional landlords and real estate developers. EPIC is dedicated to continuously developing dynamic relationships resulting in increased capital beyond the expectation of our clients. Through such principles as integrity and hard work, we strive to develop into an esteemed commercial investment resource for property owners, investors, and corporations worldwide. The measure of our successes is determined by the quality of business relationships we forge. A multi-tier approach allows every aspect of our service to manage transactions for each client with specialized attention to maintaining our focus on timing and the market place.

Collectively, EPIC professionals bring nearly 70 years of commercial real estate experience to your portfolio. Not surprisingly, such teamwork produces results beyond expectations as we consistently deliver full consultation services based on detailed research and evaluation. Our talented and accomplished professionals perform well beyond the industry standard for commercial real estate firms, producing with distinction and providing expert brokerage services.

EPIC continues to expand and share it's expertise of commercial real estate investments with valued customers throughout the Greater New York Metropolitan Area.



**Ido Tzaidi**  
President





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