



# FIRST FLOOR OFFICE SPACE AVAILABLE 817 WESTCHESTER AVENUE • BRONX, NY 10455



**Size:** 1,200 SF

**Rent:** \$7,000/month

**Notes:** Formerly a real estate office and mental health office, useable basement

## Features:

- Located in the South Bronx
- Directly in front of subway **2** **5**
- Easy access to Bruckner Expressway
- Perfect for urgent care or retail store
- May be combined w/adjacent space
- High traffic street

### Contact Exclusive Agents

Elias Everett - 914.907.3858 - [elias@southbronxcommercial.com](mailto:elias@southbronxcommercial.com)

Augusto De la Cruz - 929.437.9958 - [august@southbronxcommercial.com](mailto:august@southbronxcommercial.com)





**RETAIL SPACE AVAILABLE IN THE BRONX**  
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## ***Satellite View***



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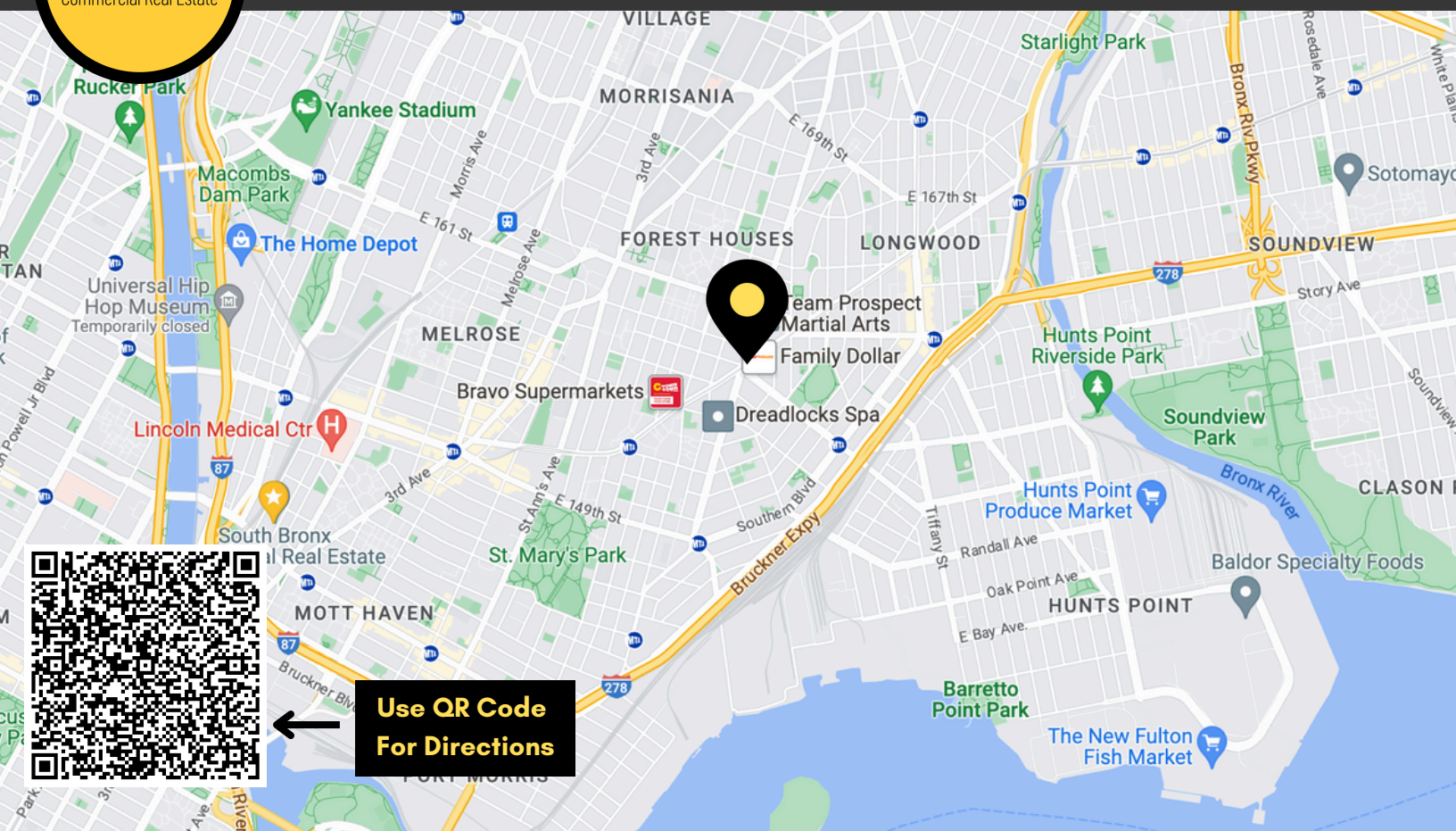
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# RETAIL SPACE AVAILABLE IN THE BRONX 817 WESTCHESTER AVENUE • BRONX, NY 10455



### Offering Details

- Rental Rate: \$7,000/month
- Available Space: 1,200 SF + Full Basement
- Zoning: C1

### Property Overview

- Other Tenants
  - McDonald's
  - Metro by T-Mobile
  - Boost Mobile
- Nearby
  - Family Dollar
  - Grocery Store

### Location Details

- Bus Stop At Entrance
- Subway At Entrance
- Easy Access To Bruckner Expressway
- Just outside of Hunts Point Business Zone
- Close by many retailers

### **Commentary:**

**Well located retail/office space available in busy part of the South Bronx. Perfect for any business that needs easy public transportation. Ideal for medical related business, liquor business, or tax office.**

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