



# COMMERCIAL BUILDING FOR SALE NEAR TRAIN 11 ELM AVENUE • MOUNT VERNON, NY 10550



## Details:

- Size:** 4,600 SF
- Price:** \$1,149,000
- Zoning:** CB (Commercial Business)
- Taxes:** \$17,222
- Notes:** Three floors, Has basement, Large windows

## Location:

- Easy access to Bronx River Parkway
- Very close to Mount Vernon East Train Station
- Just outside of Downtown Mount Vernon

**\*\*\*THIS PROPERTY REQUIRES SIGNIFICANT INTERIOR RENOVATION\*\*\***

### 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)



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# Photos



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# Bird's Eye View



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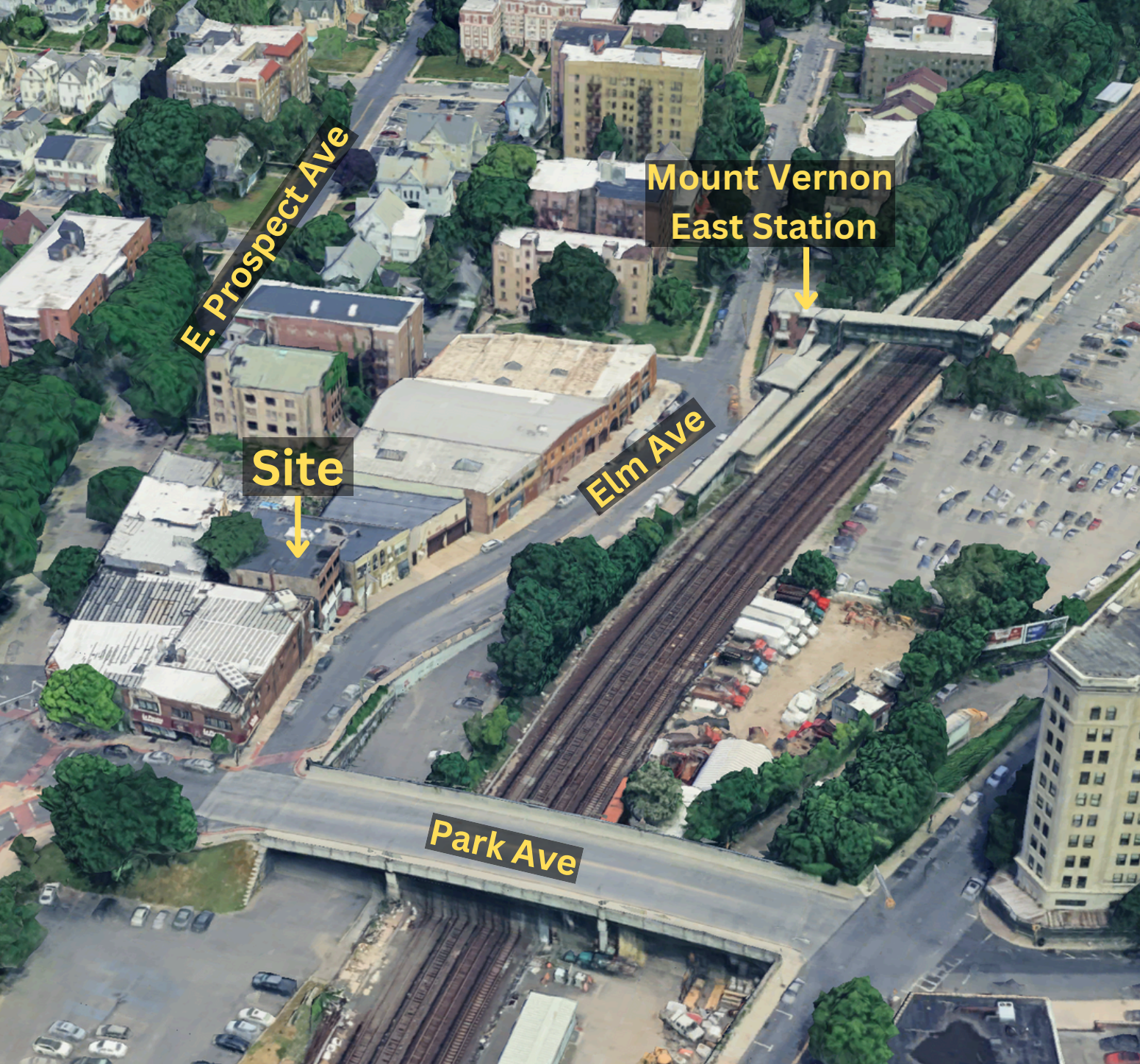
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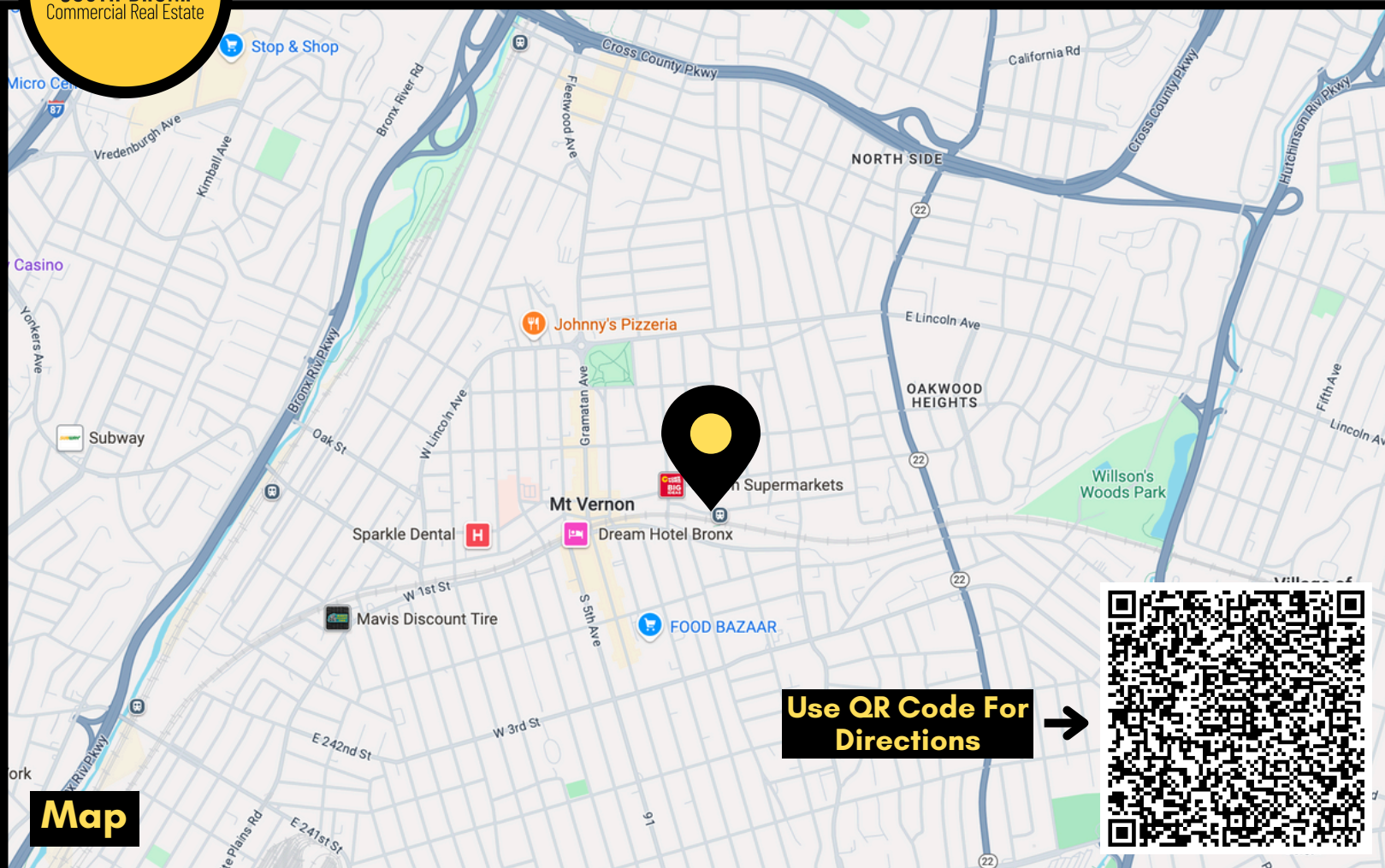
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# COMMERCIAL BUILDING FOR SALE NEAR TRAIN 11 ELM AVENUE • MOUNT VERNON, NY 10550

**SOUTH BRONX**  
Commercial Real Estate



## Offering Details

- Building Size: 4,600 SF
- Zoning: CB (Commercial Business)
- Three stories + Basement
- Price: \$1,149,000

## Property Overview

- Needs interior renovation
- Street parking
- Close by:
  - Mount Vernon East Train
  - CTown Grocery Store
  - Popeyes

## Location Details

- Across the street from Mount Vernon East Train
- Easy access to Bronx River Parkway and Hutchinson River Parkway

## Commentary:

This well-located commercial building presents a rare value-add investment opportunity in a high-traffic area. While the interior requires improvement, the property boasts strong potential for repositioning to maximize returns.

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