

# 601 E Tremont Prime Retail Opportunity



Chase Bank-anchored, 9,800 Square foot corner

Tremont, Bronx



## PROPERTY FEATURES

ADDRESS	601 E Tremont
LOCATION	Tremont
BLOCK / LOT	3068 / 52
DIMENSIONS	131' x 56'
LOT SIZE	4,750
BUILDING SIZE	9,764
ZONING	C4-5X
RESIDENTIAL FAR	5.0 (Incl.)
BUILDABLE SQ FT	23,750
TAXES (20/21)	\$103,131

ASKING PRICE: REQUESTING OFFERS

## PROPERTY DESCRIPTION

JLL has been hired on an exclusive basis to sell 601 East Tremont, a two-story, 9,764 square foot retail building located on the northeast corner of East Tremont and Arthur Avenue in the Tremont neighborhood of the mid-Bronx.

The property is NNN-leased to Chase Bank whose lease expires in September of 2022 and who will not exercise their renewal option. The rent is currently \$371,000 and will increase to \$379,000 for the final year of the lease. Chase is not utilizing the second floor, which has dedicated access.

The attractive, bow-front property was built in 1929 and features high ceilings, a full, partially finished basement and benefits from high surface street traffic, Gladwin Park frontage and great light.

Ownership is prepared to sell the property on an "as-is" basis and has requested we reach out to qualified buyers capable of executing non-contingent contracts and closing in a reasonable timeframe. Please call to discuss this attractive retail opportunity.

For more information or inspection, please contact Exclusive Agents:

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### ERIC TIEFEN

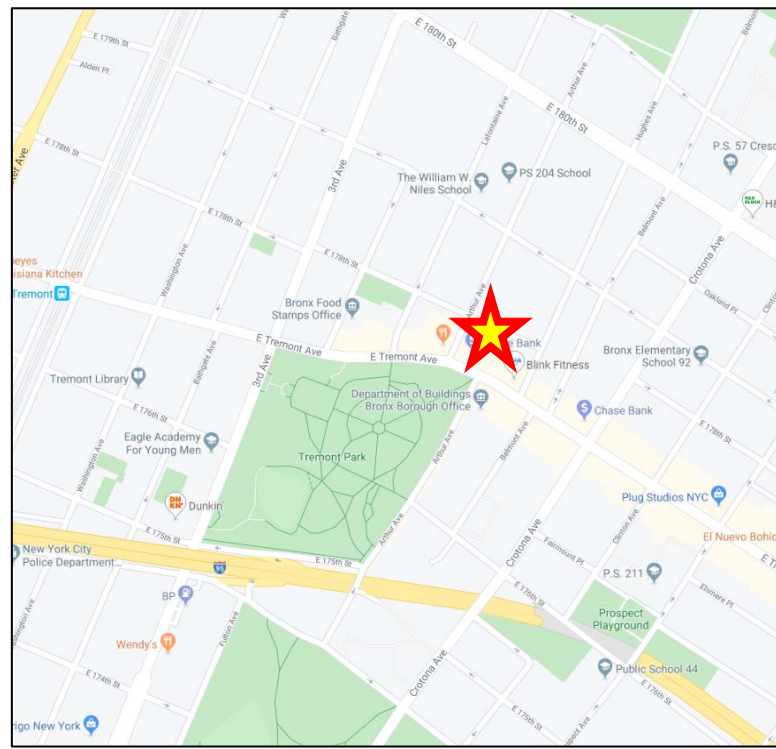
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