2252 CROTONA AVENUE
BRONX, NY 10457

OFFERING MEMORANDUM

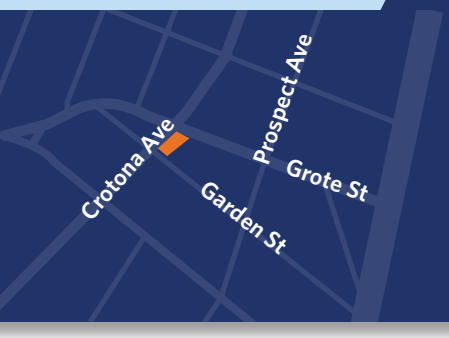


DENHAM WOLF

FOR SALE

2252 Crotona Avenue, Bronx, NY 10457

Highly Prominent Residential Building in the Bronx



Denham Wolf Real Estate Services, as exclusive agent, is pleased to present the opportunity to purchase a **vacant 15,050 SF residential building**. The property presents a prime opportunity for an owner-user or a developer.

This opportunity is situated in the Belmont submarket of the Bronx,approximately one mile from both Metro North and MTA subway lines. The property is conveniently located with the local 17 bus stopping directly in front, and local 9, 19, 40, and 42 buses available within a quarter-mile. Additionally, the building is just a short walk from major attractions in New York City, such as the Bronx Zoo and the New York Botanical Garden.

INVESTMENT HIGHLIGHTS

- Will be delivered fully vacant
- Corner lot location with light and air on all four sides
- 16 residential units: 4 x 1-beds, 9 x 2-beds, 3 x 3-beds
- Proximity to the Bronx Zoo and the New York Botanical Garden
- Close to transportation hubs in the Bronx
- As is, where is sale
- Located in the Belmont submarket of the Bronx, known as “Little Italy of the Bronx”
- Potential excess development rights
- May be suitable for a variety of uses, including permanent affordable housing, domestic violence shelters, or supportive housing





ASKING PRICE: $3,000,000 | $250/SF | $187,500/Unit

For additional information and access to the virtual deal room please contact the exclusive broker:
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PROPERTY DESCRIPTION

The property is prominently positioned on a detached blockfront building, allowing for light and air on all four sides. The improvements comprise a building with approximately 150 feet of frontage on Crotona Avenue, Grote Street, and Garden Street that has served as temporary housing since 1989. Constructed in 1912, 2252 Crotona Avenue is four stories tall, with a fully built-out and windowed lower level. An internal staircase in the entryway provides access to all floors, while two exterior fire escape staircases offer egress on the north and south sides of the building. Each upper floor contains four residential units, and the lower level houses several offices, a recreation room, and a laundry room.

TAX MAP





PROPERTY SNAPSHOT	
ADDRESS	2252 Crotona Avenue, Bronx, NY 10457
LOCATION	Corner lot on the eastern side of Crotona Avenue and northern side of Garden Street, and southern side of Grote Street
BLOCK/LOT	3100-78
LOT DIMENSIONS	70′ x 49′ (Rectangle)
LOT AREA SF	3,680 SF
FRONTAGE	70′ on Crotona Avenue / 49′ on Garden Street / 45′ on Grote Street
YEAR BUILT	1912
NUMBER OF FLOORS	Four plus a fully built lower level
RESIDENTIAL UNITS	16
CURRENT USE	Temporary housing
TAX CLASS	2
ASSESSMENT (24/25)	$355,050
RE TAXES (24/25)	$44,381

ESTIMATED FLOOR AREA SUMMARY		
FLOOR	SIZE (SF)	CEILING HEIGHT
4TH	3,010	9′3″
3RD	3,010	9′4″
2ND	3,010	9′4″
1ST	3,010	9′3″
SUBTOTAL (CITY GSF)	12,040	-
LOWER LEVEL	3,010	8′5″
TOTAL	**15,050**	**-**

ZONING SUMMARY	
ZONING	R7-1
RESIDENTIAL/ C. COMMUNITY FAR	3.4/4.8
MAX ZFA	18,724 SF
BUILDING GROSS AREA	12,040 SF
POTENTIAL EXCESS DEV. RTS.	6,684 SF

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, existing and buildable square footages, and uses must be independently verified. The prospective buyer should carefully verify all information contained herein. © 2025 Denham Wolf

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95
Walk Score

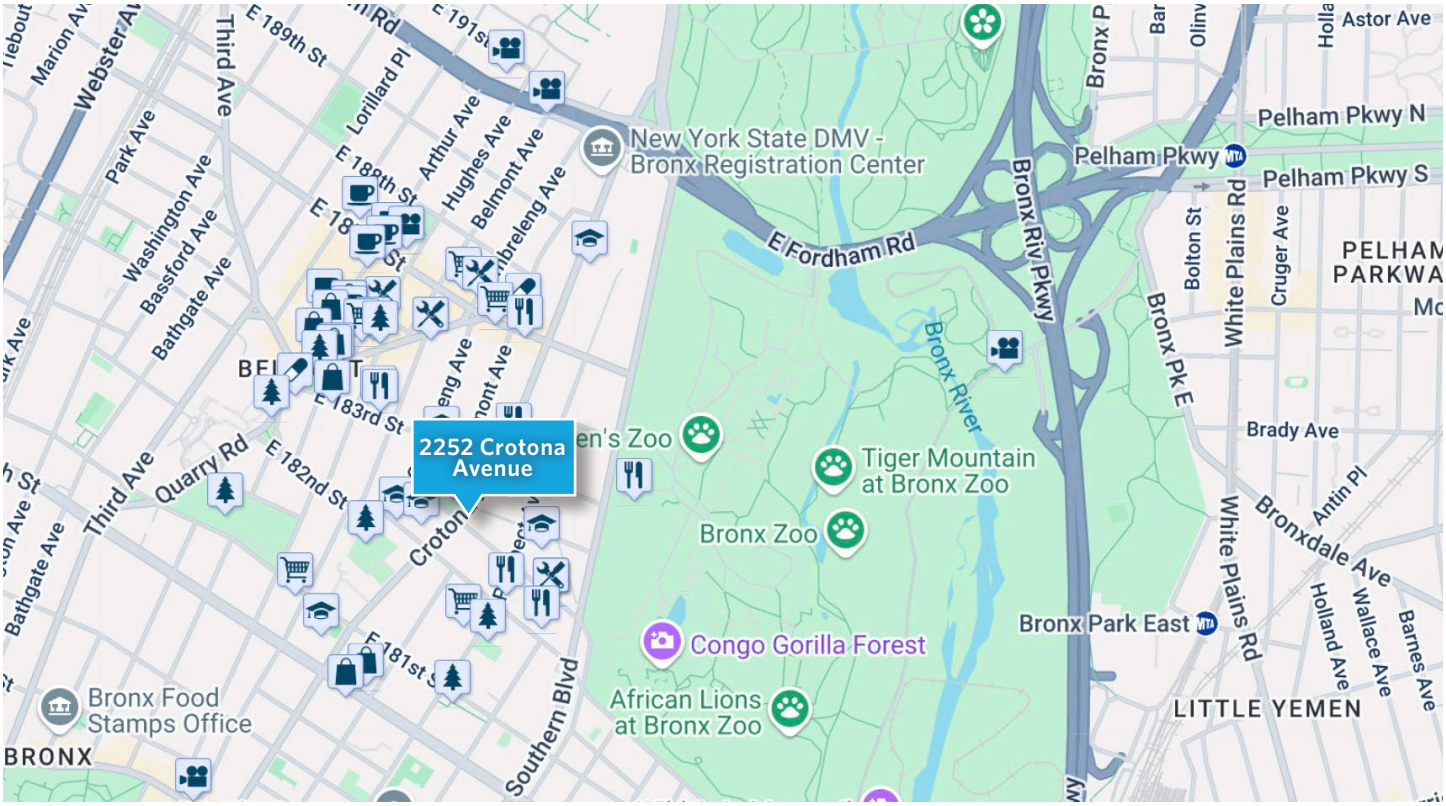
93
Transit Score

61
Bike Score

Belmont is a culturally rich neighborhood often referred to as the "Little Italy of the Bronx." The area is centered around Arthur Avenue, famous for its Italian restaurants and markets. Belmont features a mix of pre-war buildings, modern row houses, and apartments. While homeownership is gradually increasing due to new developments, many residents face a significant rent burden. The neighborhood is diverse, with a majority Hispanic population, and it is located near major institutions such as Fordham University and St. Barnabas Hospital. Its strong public transit options and community amenities make Belmont an appealing yet evolving neighborhood for both renters and buyers.

UNIT MIX

	1 BED	2 BED	3 BED	TOTAL
4TH FLOOR	1	2	1	4
3RD FLOOR	1	2	1	4
2ND FLOOR	1	2	1	4
1ST FLOOR	1	3	0	4
TOTAL	**4**	**9**	**3**	**16**



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