

ACTION AGENCY INC.

LICENSED REAL ESTATE BROKER

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BRONX EXCLUSIVE-FOR USER-INVESTOR **315 JACKSON AVENUE, BRONX, NEW YORK** **SALE OR LEASE** **12,350 SQ.FT. (10,350 SQ.FT.DIVISIBLE FOR RENT)**



DESCRIPTION:

- *12,350 SQUARE FEET ONE STORY BUILDING FOR SALE
 - *10,350 SQUARE FEET SPACE FOR LEASE – DIVISIBLE TO SMALLER SIZES
 - *1,000 SQUARE FEET OF AIR-CONDITIONED OFFICE SPACE-MANY ROOMS
 - *DRIVE-INS, F.A.R. OF 2 –INCOME FROM RENTED 2,000 SQ.FT. SPACE
 - *LOCATED IN A HIGHLY DESIRABLE AREA –NEAR SUBWAYS/BUSES
- LEASE PRICE: \$17.50/SQ.FT. SALE PRICE: \$3,999,999**

EXAMINATION OF PREMISES IS BY APPOINTMENT ONLY. FOR FUTURE INFORMATION
PLEASE CONTACT BRUCE GOULD AT (917)940-7290 (516) 827-1204.

All information furnished regarding property for rental is from sources deemed reliable; but no warranty or representation is made as to accuracy thereof and same is submitted subject to errors, omissions, change of rental price, lease or withdrawal without notice.

New York's Best Real Estate Values!