

EXCLUSIVE OFFERING MEMORANDUM

3332 Hull Ave
Bronx, NY 10467

\$899,000

Investment Highlights

NEIGHBORHOOD

Norwood

EXISTING SQFT

3,190

TYPE

Multi Family

BUILDABLE SQFT

1,800

UNITS

2



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BRONX, NY 10467

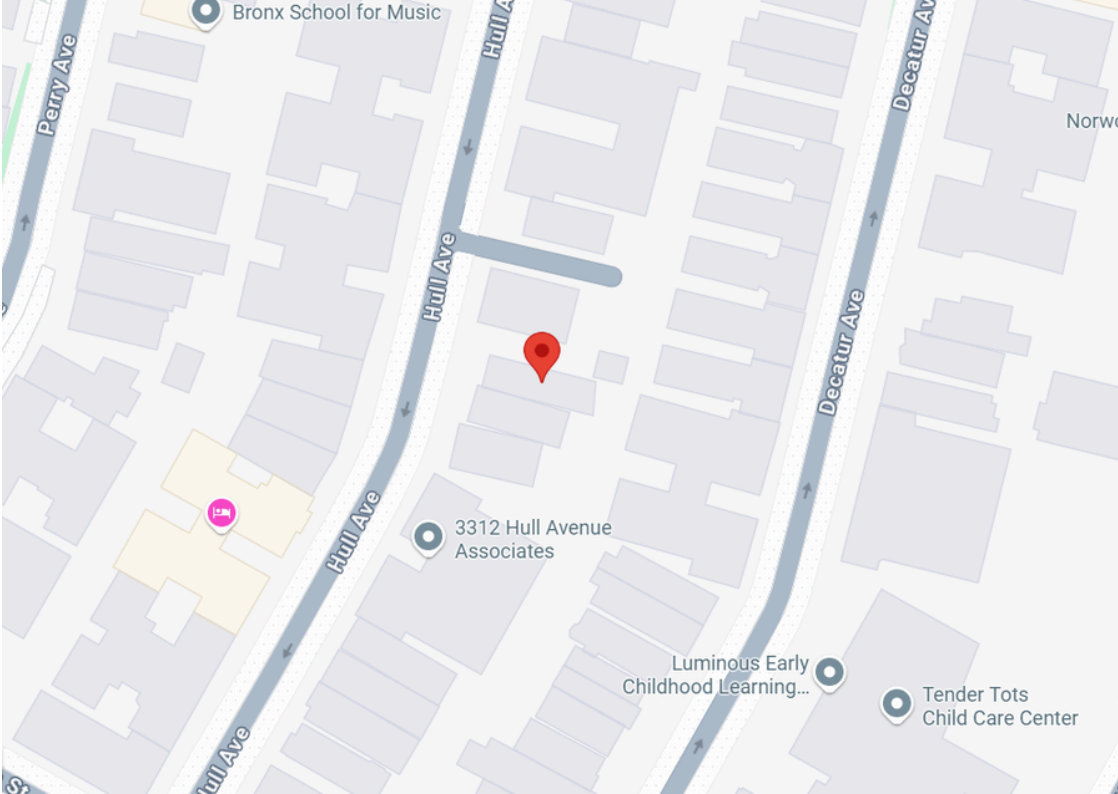
PROPERTY DESCRIPTION

Great Investment or End-User Opportunity

Very large, fully detached solid brick 2-family home measuring 20 ft x 62 ft, on a 25 ft x 100 ft lot. Rare features include a private driveway, garage, and a spacious backyard.

Layout consists of a 3-bedroom over 3-bedroom, plus a basement with a separate entrance. The property can be delivered fully vacant or with excellent existing tenants in place, ideal for both investors and end users. The first-floor unit is currently configured as daycare. The second-floor unit has a reliable residential tenant.

Located near the 2, 4, D, and 5 subway lines, Montefiore Medical Center, schools, shopping, and parks. A solid opportunity in a convenient, high-demand area.



Block & Lot:	03352-0022
Neighborhood:	Norwood
Cross Streets:	Hull Ave & Decatur Ave
Building Dimensions:	20 ft x 62 ft
Lot Dimensions:	25 ft x 100 ft
Units:	2
Total Existing SQFT:	3,190
Total Buildable SQFT:	1,800
Zoning districts:	R6B
FAR:	2



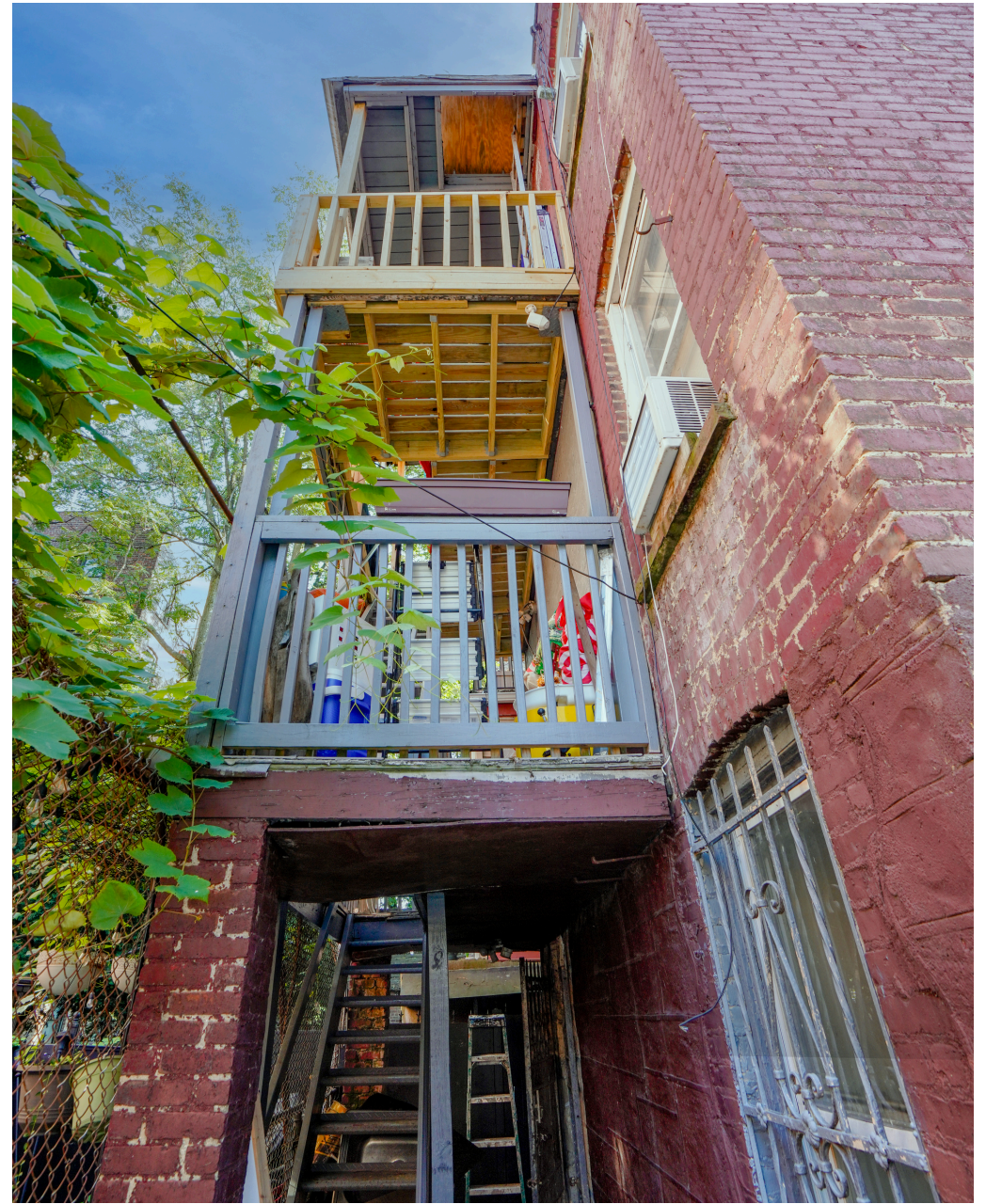
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