



**EXCLUSIVE LISTING**






**PINNACLE REALTY**  
OF NEW YORK, LLC

**798 Southern Boulevard  
Bronx, NY 10455**

**For Lease**

**Prime Bronx Retail Offices on Southern Boulevard  
At the 6 Train | Longwood Stop**

| Sq. Ft.  | Types   | Zoning   | Block   | Lots  |
|--|---|--|---|---|
| <br>3,700 | <br>Retail<br>Office   Medical | <br>R6A<br>C1-5 | <br>54 | <br>4, 5 |



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

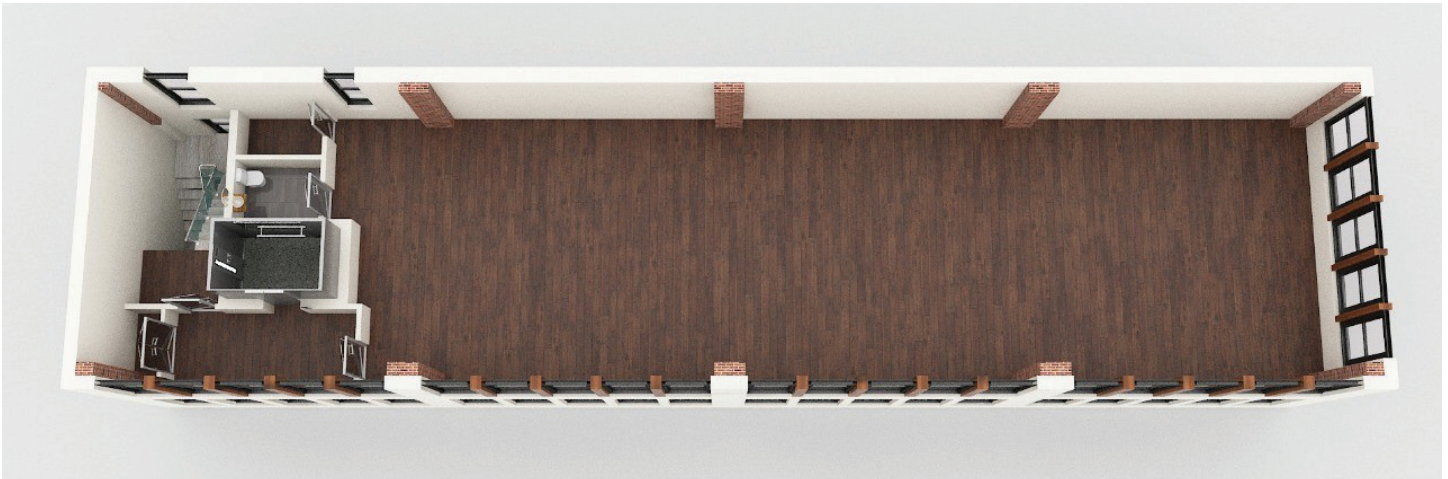
718-784-8282

[pinnacleereny.com](http://pinnacleereny.com)

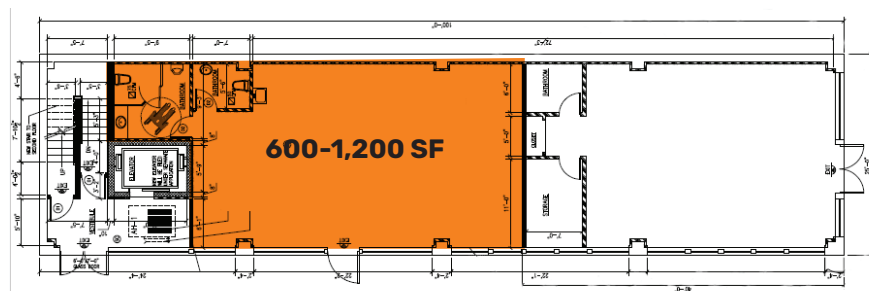
## INTERIOR PHOTOS



## SECOND FLOOR PLAN



## GROUND FLOOR PLAN



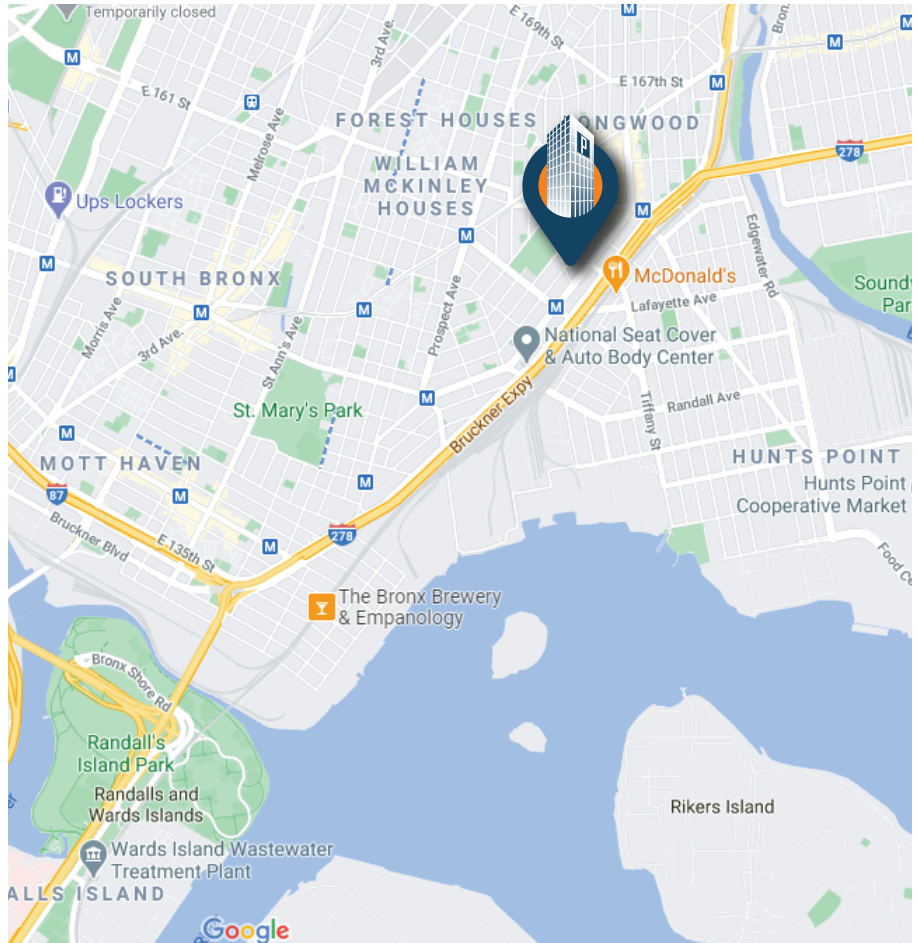


## FEATURES

- ✓ Frontage on Southern Blvd. and Longwood Ave
- ✓ 600-1,200 Sq. Ft of Retail + 2,500 Sq. Ft. Basement
- ✓ 2nd Floor - 2,500 Sq. Ft. Offices / Medical
- ✓ Renovated Vanilla Box w/ new Restrooms / HVAC / Flooring
- ✓ Close to all Transportation
- ✓ New ADA Elevator
- ✓ Ideal For:
  - Restaurants
  - Medical Use
  - General Retail Use
  - Office Space



**Property Map**  
 798 Southern Boulevard  
 Bronx, NY 10455



## NEARBY



Minutes to Manhattan & Outer Boroughs  
 Bruckner Expressway  
 Sheridan Expressway  
 Robert F. Kennedy Bridge

## TRANSPORTATION



Longwood Ave  
 Prospect Ave

Bx42: Longwood Ave/SouthernBlvd.



**For More Information About This Property Contact Exclusive Agents:**

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