

BUSINESS ASSET FOR SALE

Middletown Road, Pelham Bay, Bronx, NY 10461



HIGHLIGHTS

- Full Kitchen
- 24ft exhaust hood & fire suppressant system
- Large Walk-In Box & Large Walk-in Freezer
- Multiple Ovens, Broiler, Char-grill, multiple Griddles, Ice Maker, Freezers, Dishwasher, Sinks, Shelving, etc.
- Custom Seating Area
- 2 split AC/Heating Units/Bathroom /Seats up to 20
- Office / Storage Areas
- Separate Storage Room

TERMS

Lease Term: Negotiable

Rent: \$3,327

Possession: 30 days

Key Money: \$129K
\$89,900

SIZE

Ground: 1,000 RSF

Non Contiguous Storage: 500 RSF



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Pelham Bay

◆ Highlights

Gateway to the East Bronx
Excellent Transit via 6 Train & Major Highways
Year-Round Community Foot Traffic
Adjacent to Pelham Bay Park
Strong Local Identity & Loyal Customer Base
Close to Waterfront & Regional Attractions



◆ High in Attraction

Pelham Bay is a **welcoming Bronx neighborhood** where **urban convenience meets residential comfort**. With its **tree-lined streets, family-owned businesses**, and **proximity to Pelham Bay Park**, it offers a **relaxed yet connected atmosphere** for **food and beverage operators**.

The area features a **growing local dining scene**, from **classic pizzerias and Latin eateries to cozy cafés and bakeries**. Its **mix of longtime residents and new families** provides **steady foot traffic** and strong **neighborhood loyalty**, creating a **supportive environment for thriving businesses**.

◆ NEIGHBORS



Louie & Ernie's Pizza

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