



BRONX COMMERCIAL SPACE FOR LEASE

2792 SEDGWICK AVENUE • BRONX, NY 10468



Size and Rent:

- Space A - 1,100 SF - \$3,400/mo
- ~~• Space B - 541 SF - \$1,500/mo~~
- ~~• Space C - 500 SF - \$2,000/mo~~

Notes: Located in lower level of condo building, Perfect for office user or small fitness user

Location Details:

- Easy access to Major Deegan (I-87)
- Close by The Shops At Marble Hill (Shopping Center)
- Short walk to Lehman College

Contact Exclusive Agent

Elias Briff - 917.856.5214 - eliasbriff@southbronxcommercial.com

www.southbronxcommercial.com



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Additional Photos



Contact Exclusive Agent

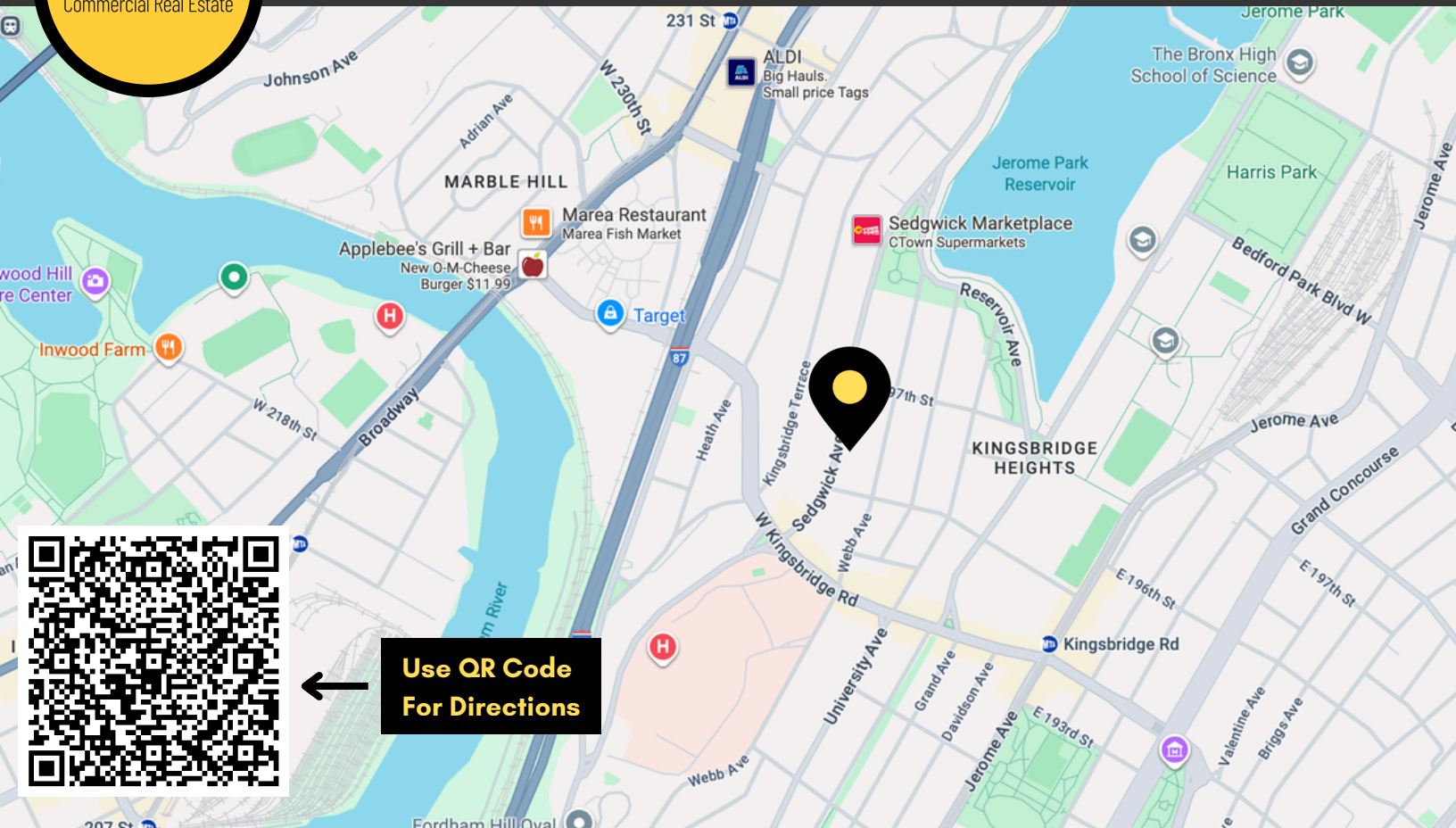
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Offering Details

- Space A: 1,100 SF - \$3,400/mo
- ~~Space B: 541 SF - \$1,500/mo~~
- ~~Space C: 500 SF - \$2,000/mo~~

Property Overview

- Lower level of condo building
- Access through back parking lot for Space A and Space C

Location Details

- Located in Kingsbridge Heights neighborhood
- Near Lehman College
- 10 minute walk to 4 train

Commentary:

This Bronx condo building offers three commercial spaces for lease, ideal for office users, small studios, or fitness-related uses. The spaces feature convenient access directly from the parking lot, providing easy entry for both clients and staff. The property is well-located near the Major Deegan Expressway (I-87), offering excellent accessibility throughout the Bronx and beyond. It is also close to a nearby shopping center and Lehman College, adding strong local amenities and foot traffic to the area.

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