



## **Zamechansky and Paniagua of KZA Realty closes \$1.8 million sale**

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Kathy Zamechansky

Duley Paniagua

Bronx, NY KZA Realty Group has secured the \$1.8 million sale of a developmental property located in the Morrisania neighborhood. The property, which has been purchased as an investment opportunity by the owner, is located at 1155-1159 Southern Blvd., between Home St. and 167th. Plans for the property have not been disclosed.

Kathy Zamechansky, alongside Duley Paniagua of KZA Realty Group, represented both the seller,

Texas Southern, LLC, and the buyer, 1150 Southern Blvd. Partners during the sale of the developmental property.

The lot spans 7,500 s/f and currently holds two multi-level buildings that are, respectively, 9,500 s/f and 4,750 s/f in size. The buildings face the eastern side of Southern Blvd., which is home to other small businesses in the area. The property is within walking distance to the #2 and #5 subway station at Freeman Ave. and the #6 subway station at Whitlock Ave.

“As a company who is committed to the development of the Bronx, we are thrilled to help support ventures that breathe new life into our community” said Zamechansky, president of KZA. “The sale of this property shows that real estate in the Bronx is still thriving despite many of the financial hardships brought on by the pandemic.”

Located in the southwestern section of the Bronx, Morrisania is a residential neighborhood known for its unique history and diversity. The area is home to an abundance of cultural organizations, public institutions, like the New York Public Library’s Morrisania Branch at E. 169th St., and community programs dedicated to the neighborhood’s lively music scene.

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