



KZA Realty Group secures \$4 million for 5,000 s/f at 3578 Jerome Ave. in Bronx

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Kathy Zamechansky

New York, NY KZA Realty Group has facilitated the purchase of a developmental property at 3578 Jerome Ave. Plans for the property have not been disclosed as of yet, however, its location in the Norwood section of the Bronx allows for business opportunities for the new owner.

Kathy Zamechansky of KZA Realty Group represented the owner, Pars Enterprises Inc., during the closing. Working alongside Rick Stassa of Emerald Commercial Properties, LLC, the two were able to come to a mutually acceptable purchase price of \$1.2 million for the 5,000 s/f of developmental space. The property currently has a commercial building and adjacent parking lot available for immediate use. Access to the #4 subway line and Bx10, Bx16, Bx34, and BxM4 are also only a short distance away.

“We are seeing a strong increase in sales for commercial properties. For many, locations such as this are becoming increasingly popular, especially for entrepreneurs wanting to bring their businesses to life,” said Zamechansky.

The Norwood section of the Bronx is a working-class residential neighborhood known for its diversity and landmarks. This includes the Valentine-Varian House, which houses the Museum of Bronx History, Williamsbridge Oval Park, and the Montefiore Hospital and Medical Center.

Jerome Ave. is located inside the Norwood section of the Bronx and is well regarded as one of the Bronx’s most established commercial thoroughfares. It offers many different types of small businesses, including grocery stores, delis, auto body shops, and professional services within walking distance.

KZA Realty Group also secured a buyer for a 12,310 s/f lot on 296 W. Fordham Rd., for \$3 million. Zamechansky represented both the buyer Shahzad Mir and the seller Z. Zindel Inc.

The new owner will be building a drive-thru Dunkin Donuts and a parking lot on the property. Mir has several Dunkin Donuts and Edible Arrangement stores in the Bronx and Connecticut.