

PRIME DEVELOPMENT OPPORTUNITY

ASKING PRICE: Available Upon Request

COVER PHOTO



PROPERTY DESCRIPTION

A development site with an as-of-right zoning entitlement to 30,100 SF of residential space. The density allowance may be further increased to 32,500 SF with the inclusion of a community facility component. Currently on-site are 2 three-story walk-up apartment buildings consisting of a total of 6 apartments.

PROPERTY INFORMATION

Property Location:	Between Grand Concourse & East Mosholu Parkway South	Total Lot Area	5,000 SF
Block/Lot:	3312/15 & 16	Max. Residential FAR	6.02
Lot SF:	5,000 SF	Max. Residential ZFA	30,100 SF
Lot Dimensions:	41.67' x 120'	Max. Facility FAR	6.50
Buildable SF:	30,100 SF	Max. Facility ZFA	32,500 SF
Zoning:	R8		
FAR:	Refer to table		
Assessment:	\$68,790 (25/26)		
R.E. Taxes:	\$13,816 (25/26)		

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