

FOR SALE

2323 VALENTINE AVENUE, BRONX, NY 10458

PRIME FORDHAM DEVELOPMENT OPPORTUNITY - 50' X 100' - R8 ZONING

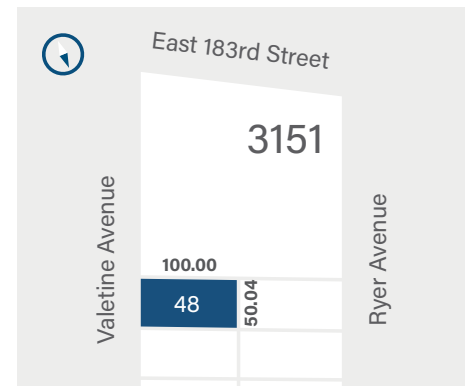


PROPERTY SUMMARY

Location	West side of Valetine Avenue between East 183rd and East 184th Streets
Block/Lot	3151 / 48
Lot Dimensions	50 ft x 100 ft
Lot Size	5,000 SF
Zoning	R8
Residential FAR	7.20
City of Yes	8.64
Community Facility FAR	6.50
Residential Buildable SF	36,000 BSF
City of Yes Buildable SF	43,200 BSF
Community Facility Buildable SF	32,500 BSF
Assessment	\$136,980
Tax Rate	10.762%
Real Estate Taxes	\$14,742

CALL FOR PRICING

Concourse Realty has been exclusively retained by ownership to sell 2323 Valentine Avenue in the Fordham section of the Bronx. The subject property is a 50' x 100' development site, designated R8 zoning, allowing for up to 36,000 buildable square feet as of right, 43,200 buildable square feet with UAP - City of Yes and 32,500 buildable square feet with community facility.



Lot Size
5,000 SF

Zoning
R8

Neighborhood
FORDHAM

Frontage
50 FT



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