

PROPERTY DETAILS:

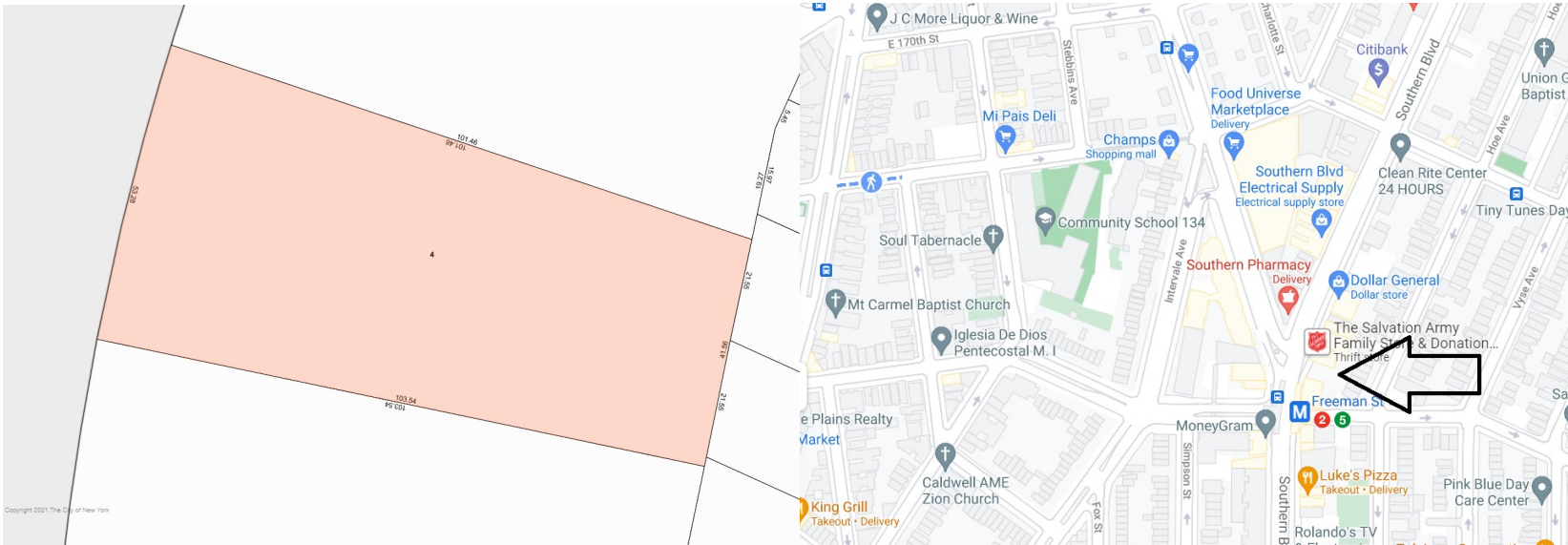
Address	1288 Southern Blvd. Bronx NY 10459	
Block	2980	
Lot	4	
Lot Dimensions	53.28 ft x 103.54 ft	Irregular
Lot Area	4,860 SF (Approx.)	
Buildable SF Residential	19,440 SF	
Buildable SF Commercial	9,720 SF	
Buildable SF Community Facility	23,328 SF	
Residential FAR	3.44 / 4.0 (wide street bonus)	
Commercial FAR	2.0	
Community Facility FAR	4.80	
Tax Rate	10.6940%	
Taxes	\$4,341	

EXECUTIVE SUMMARY:

As exclusive agent, Concourse Realty is pleased to offer 1288 Southern Blvd for sale. Located in the South Bronx, this mixed-use development site represents the opportunity to build up to 19,440 square feet of residential space, out of which 9,720 square feet could be commercial. The site is zoned R7-1 with a C1-4 overlay which also allows for the construction of approximately 23,328 square feet of community facility space.

The subject property is located on the same block as the Freeman St Station servicing the #2 & #5 trains.

Asking Price \$1,500,000



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