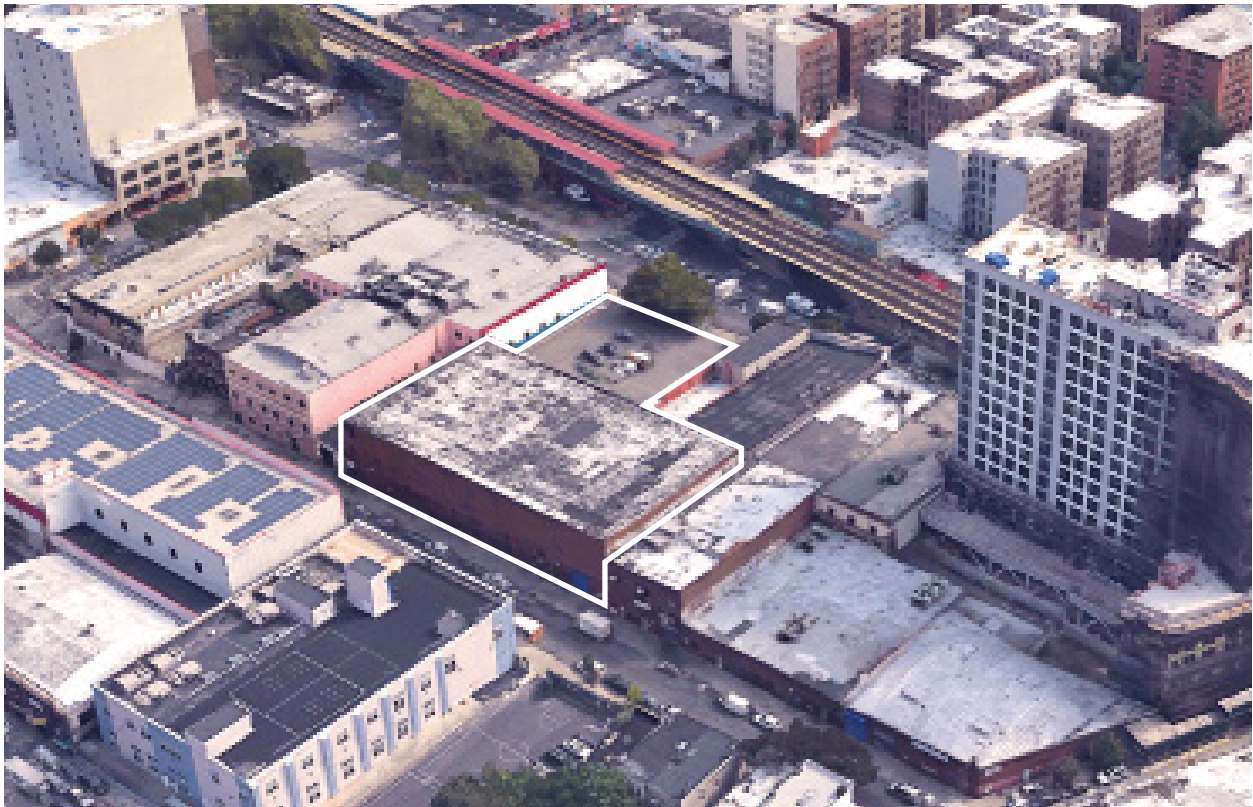


1351 JEROME & 1342 INWOOD AVENUE
Bronx, NY 10452



PROPERTY SUMMARY



Combined BSF
265,383 BSF

Existing Warehouse
56,250 SF

Location
Two blocks to 4

Concourse Realty has been retained on an exclusive basis to arrange for the sale of 1351 Jerome Avenue and 1342 Inwood Avenue.

The sites are a combined 36,858 square feet allowing for the development of up to 265,383 buildable square feet of residential space.

The sites allow for the construction of approximately 239,582 square feet of community facility space. 1351 Jerome Avenue also allows for the construction of 29,655 square feet of commercial space. 1342 Inwood Avenue is currently improved by a two-story 56,250 square foot warehouse. The building features 20' ceiling heights, one freight elevator, and fully built out as a self-storage facility.

OWNERSHIP REQUESTS OFFERS



DAVID SIMONE
President | Broker

Direct: 212-207-2403
Cell: 917-559-4584
dsimone@concourse RealtyPartners.com

PROPERTY SUMMARY

PROPERTY INFORMATION

Address	1351 Jerome Avenue	1342 Inwood Avenue	(Combined)
Block-Lot	2856-141	2856-11	
Existing Building	None-Parking Lot	56,250 SF (2-story)	
Lot Size	126.38' x 124.33'	200.00' x 112.50'	
Zoning	R8A, C2-4 / J	R8A / J	
Residential FAR	7.20	7.20	
Commercial FAR	2.00		
Community Facility FAR	6.50	6.50	
Lot Area	14,827	22,031	36,858
Buildable SF Residential	106,759	158,624	265,383
Buildable SF Commercial	29,655		29,655
Buildable SF Community Facility	96,379	143,202	239,582

