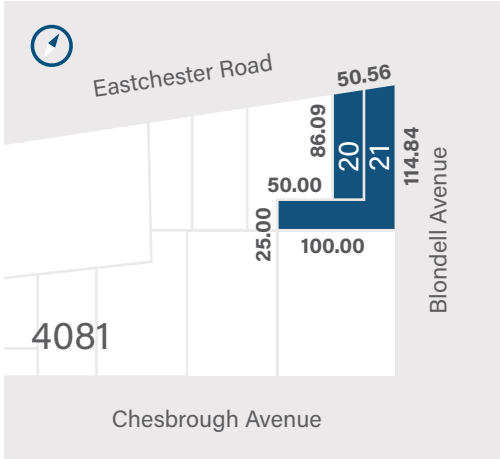
FOR SALE

1632 & 1634 EASTCHESTER ROAD, BRONX, NY 10461

THREE-STORY AND TWO-STORY RESTAURANT BUILDINGS TO BE DELIVERED VACANT

PROPERTY SUMMARY

Address	1634 Eastchester Rd	1632 Eastchester Rd	Total
Block/Lot	4081 / 21	4081 / 20	4081 / 20, 21
Lot Dimensions	25' x 86' + 25 ' x 100'	25' x 86'	25' x 86' + 25 ' x100'
Lot Size	4,699 SF	2,070 SF	6,769 SF
Mandatory Inclusionary	Yes	Yes	Yes
Building Dimensions	24 ft x 56 ft	25 ft x 82 ft	-
Gross Building Size	9,625 SF	4,500 SF	14,125 SF
Stories	3	2	3
Units	1	1	1
Zoning	R6-1, C2-4	R6-1, C2-4	R6-1, C2-4
SF in Zoning Area	4,699 SF	2,070 SF	6,769 SF
Residential FAR	3.00	3.00	3.00
Residential FAR (UAP)	3.90	3.90	3.90
Commercial FAR	2.00	2.00	2.00
Community Facility FAR	4.80	4.80	4.80
Residential FAR	14,097 BSF	6,210 BSF	20,307 BSF
Commercial FAR	9,398 BSF	4,140 BSF	13,538 BSF
Community Facility FAR	14,097 BSF	6,210 BSF	32,491 BSF
(UAP) Total Buildable SF	18,326 BSF	8,073 BSF	26,399 BSF
Minus Existing Structure	9,625 SF	4,500 SF	14,125 SF
Available Air Rights	8,701 BSF	3,573 BSF	12,274 BSF
Assessment	$403,971	$239,940	-
Tax Rate	12.439%	10.848%	-
Taxes before Abatement	$50,250	$26,029	$76,279



All measurements and square footage estimates are approximate

CALL FOR PRICING

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The information contained herein has been obtained from sources that we deem reliable, but we do not guarantee the accuracy of any information provided. All zoning information, square footage, buildable footage estimates, and uses must be independently verified. Prospective buyers should carefully verify all square foot numbers, income, and all other information contained herein. Consult an architect or appropriate zoning professional before making financial or legal decisions.

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