

FOR SALE

1416 FRANKLIN AVENUE, BRONX, NY 10456

Lot SF

10,390

Buildable SF Residential UAP

39,788 SF

Buildable SF Community

48,970 SF

Location

Next to Crotona Park

Asking Price

\$ 2,200,000

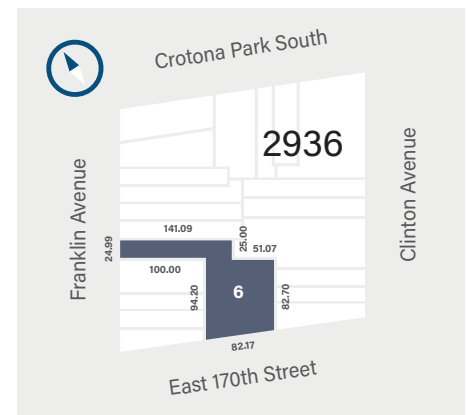
PROPERTY INFORMATION

Location	East side of Franklin Avenue between East 170th Street and Crotona Park South
Block & Lot	2936 - 6
Lot Size	82' x 75' (Irregular)
Lot SF	10,390
Zoning	R6
Residential FAR	2.2
Residential UAP FAR	3.9
Community Facility FAR	4.8
Buildable SF Residential	22,444
Buildable SF Residential UAP	39,788
Buildable SF Community	48,970

RE TAXES

Tax Assessment	\$ 35,100
Tax Class	1B
Tax Rate	19.9630%
RE Taxes	\$ 7,007.01

Concourse Realty has been retained on an exclusive basis to arrange for the sale of 1416 Franklin Avenue, a **development site** located next to the Crotona Park in the Bronx. The subject property is **zoned R6** with a total lot area of 10,390 square feet. The site allows for the construction of approximately 22,444 square feet of residential space (as-of-right) and approximately 48,970 square feet of community facility space.



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