

FOR SALE

ST. LAWRENCE AVENUE ASSEMBLAGE, BRONX, NY 10472

RARE BRONX DEVELOPMENT OPPORTUNITY - 5 CONTIGUOUS TAX LOTS
CORNER BUILDING + PARKING



PROPERTY SUMMARY

Location	South-East corner of East 174th Street and St. Lawrence Avenue					
Address	1386 St. Lawrence	1388 St. Lawrence	1390 St. Lawrence	1392 St. Lawrence	1396 St. Lawrence	Totals
Block / Lot	3876 / 35	3876 / 37	3876 / 38	3876 / 39	3876 / 41	
Building Dimensions	Vacant				20 ft x 60 ft	
Building SF	Vacant				3,600 SF	
Lot Dimensions	4017 ft x 41.58 ft	2517 ft x 45.33 ft	2517 ft x 49.08 ft	50.42 ft x 56.33 ft	2017 ft x 59.33 ft	
Lot Size	1,332 SF	1,086 SF	1,182 SF	2,640 SF	1,160 SF	7,400 SF
Zoning	R5	R5	R5	R5	R5	R5
SF in Zoning Area	1,332 SF	1,086 SF	1,182 SF	2,640 SF	1,160 SF	7,400 SF
Residential FAR	2.00	2.00	2.00	2.00	2.00	2.00
Community Facility FAR	2.00	2.00	2.00	2.00	2.00	2.00
Residential FAR	2,664 BSF	2,172 BSF	2,364 BSF	5,280 BSF	2,320 BSF	14,800 BSF
Community Facility FAR	2,664 BSF	2,172 BSF	2,364 BSF	5,280 BSF	2,320 BSF	14,800 BSF
Tax Class	4	4	4	4	1	
Assessment	\$41,670	\$33,930	\$36,810	\$84,690	\$21,140	
Tax Rate	10.848%	10.848%	10.848%	10.848%	19.843%	
Taxes Before Abatement	\$4,520	\$3,681	\$3,993	\$9,187	\$4,195	

All measurements and square footage estimates are approximate

ASKING PRICE: \$2,500,000



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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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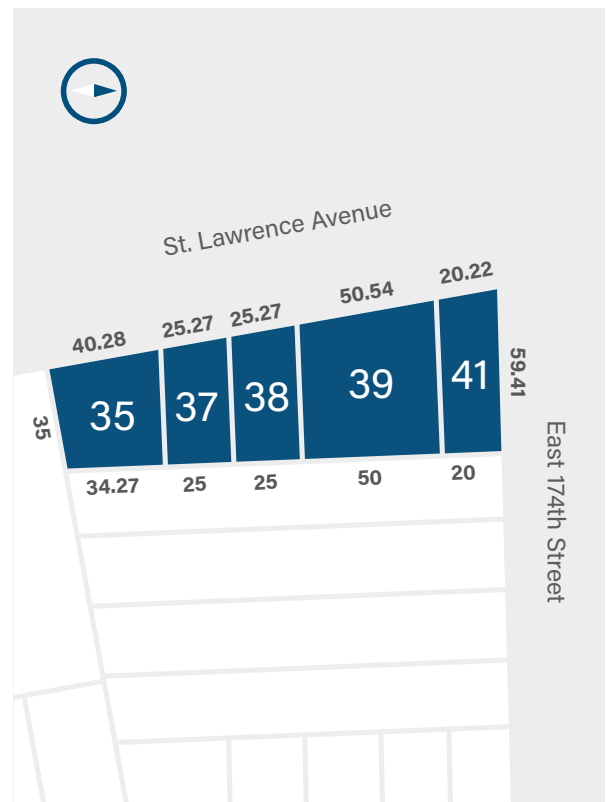
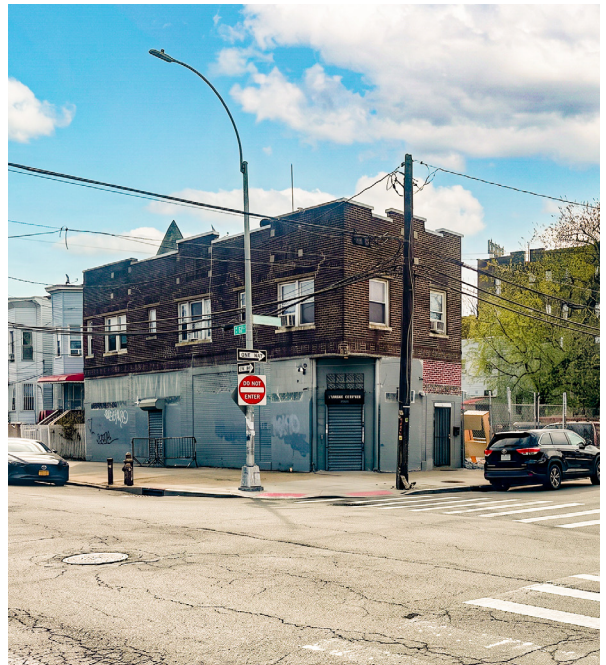
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This assemblage of five contiguous tax lots at 1386-1396 St. Lawrence Avenue offers 7,400 SF of lot area with 14,800 SF of buildable square footage, presenting a rare opportunity to acquire a large, unified development site in one of the Bronx's most active residential corridors.

The property benefits from excellent corner frontage and sits just steps from the St. Lawrence Avenue subway station, with exceptional access to transit via the 6 train and multiple Bx bus routes.

The subject property is a prime corner development site in the Park Versailles - Bronx River section of the Bronx, it currently features an existing mixed-use building generating additional parking income, providing immediate cash flow while plans for redevelopment are finalized. With R5 zoning already in place, this is an excellent opportunity for residential redevelopment in a rapidly growing Bronx neighborhood.



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