

FOR SALE

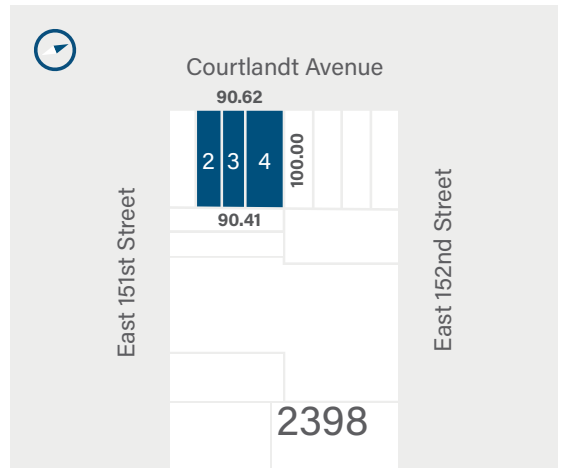
616, 620, 622 COURTLANDT AVENUE, BRONX, NY 10451

90 FEET FRONTAGE DEVELOPMENT OPPORTUNITY IN SOUTH BRONX

Concourse Realty has been exclusively retained by ownership to sell 616, 620, 622 Courtlandt Avenue. The subject property is a 90 ft x 100 ft development site, designated R7-1, C2-4 zoning, allowing for up to 31,138 residential buildable square feet as of right, 45,400 buildable square feet with UAP - City of Yes, 32,500 buildable square feet with community facility, 18,124 buildable square feet of commercial space.

PROPERTY SUMMARY

Location	East side of Courtlandt Avenue between E 151st and E 152nd Street
Block/Lot	2398/4,3,2
Lot Dimensions	90.62 ft x 100 ft
Lot Size	9,062 SF
Zoning	R7-1, C2-4
Residential FAR	3.44
City of Yes UAP	5.01
Community Facility FAR	6.50
Commercial Facility FAR	2.00
Qualified Opportunity Zone	Yes
Residential Buildable SF	31,173 BSF
City of Yes UAP Buildable SF	45,401 BSF
Community Facility Buildable SF	58,903 BSF
Commercial Facility Buildable SF	18,124 BSF
Combined Assessed Value	\$158,836
Tax Rate	10.762%
Real Estate Taxes	\$17,094



ASKING PRICE \$3,750,000



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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.