

FOR SALE

1416 FRANKLIN AVENUE, BRONX, NY 10456

TWO FAMILY WITH GARAGE | CORNER DEVELOPMENT SITE 39' X 124'

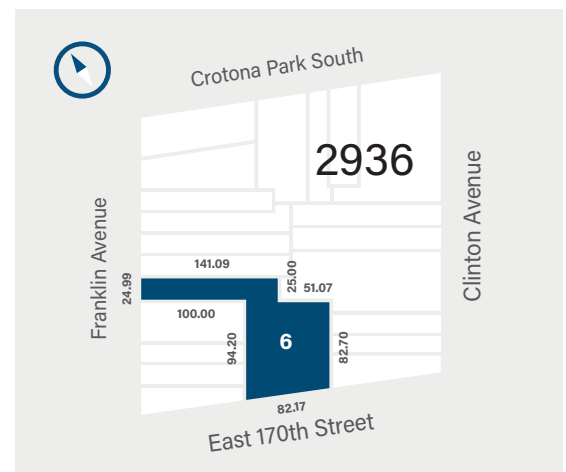


PROPERTY SUMMARY

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

All measurements and square footage estimates are approximate

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.



Lot SF
10,390 SF

Buildable SF Residential UAP
39,788 SF

Buildable SF Community
48,970 SF

Location
Next to Crotona Park



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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.