

# 350 GRAND CONCOURSE

BRONX, NY 10451



CONCOURSE  
REALTY



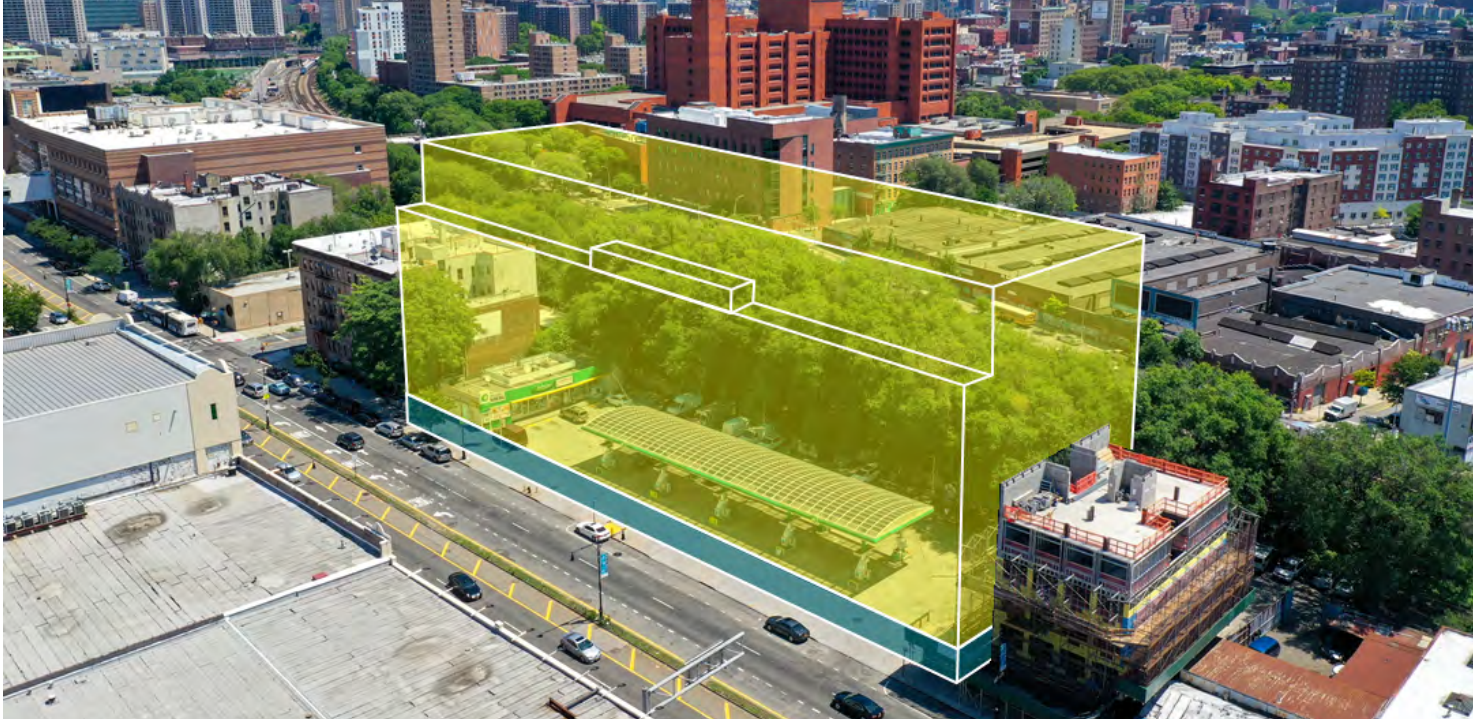
REAL ESTATE  
ADVISORS

For Sale | Development Opportunity

312' FRONTAGE

UP TO 243,323 BUILDABLE SF

QUALIFIED OPPORTUNITY ZONE



## ASKING PRICE

**\$23,500,000**

## PROPERTY INFORMATION

|                                    |                 |
|------------------------------------|-----------------|
| Block & Lot:                       | 2341 / 42       |
| Lot Dimensions:                    | 311' 95" x 100' |
| Lot Square Foot (SF):              | 31,017          |
| Building Dimensions:               | 81' x 36'       |
| Building Size (SF):                | 2,916           |
| Zoning:                            | C6-2A           |
| Max FAR:                           | 7.84            |
| MAX Buildable Square Footage (SF): | 243,323         |
| Tax Assessment (20/21):            | \$867,150       |
| ICIP                               | -\$423,360      |
| Tax Bill (20/21):                  | \$46,762        |
| Tax Class:                         | 4               |

## PROPERTY HIGHLIGHTS

- Mott Haven is NYC last undeveloped waterfront to Manhattan
- Surge of development activity
- Lower land basis in comparison to Outer Boroughs
- Steps to 4,5 subway providing access to Midtown Manhattan in 12 minutes
- 11-minute drive (6.8 miles) to La Guardia Airport
- C6-2A allows for residential, mixed-use, office, hotel, retail and/or community facility use groups
- In a Qualified Opportunity Zone (QOZ).
- Up to 243,323 Buildable Square Feet
- 312 Feet of frontage along the Grand Concourse
- Surrounded by NYC largest developments including Brookfield's 1.3m sq ft mixed-used project

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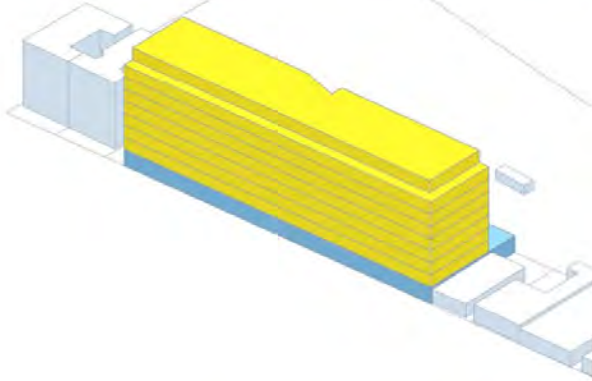
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## SCENARIO I: MIXED USE BUILDING

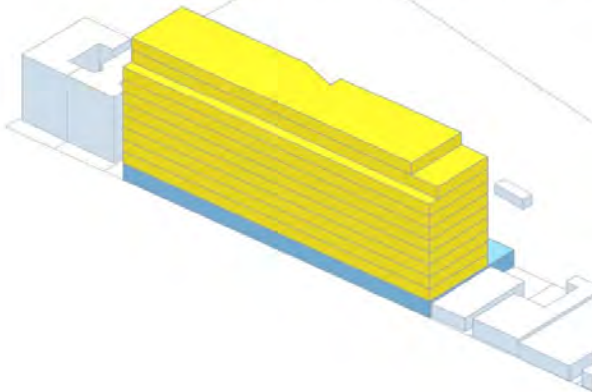


| RIGHTS         | ZFA     | FAR  | PROPOSED         | ZFA     | HEIGHT |
|----------------|---------|------|------------------|---------|--------|
| Residential    | 167,492 | 5.40 | Residential      | 161,288 | 11'/fl |
| Commercial     | 186,101 | 6.00 | Commercial (Gnd) | 24,813  | 15'    |
| Community Fac. | 201,609 | 6.50 | Total            | 186,101 | 103'   |
| Manufacturing  | 0       | 0.00 | Floors           |         | 9      |

| BULK RULES      | MAX. HEIGHT | PARKING     | REQUIRED     |
|-----------------|-------------|-------------|--------------|
| Base Height     | 95'         | Residential | 40% of units |
| Building Height | 125'        | Commercial  | None         |

## SCENARIO II: MIXED USE BUILDING WITH INCLUSIONARY HOUSING

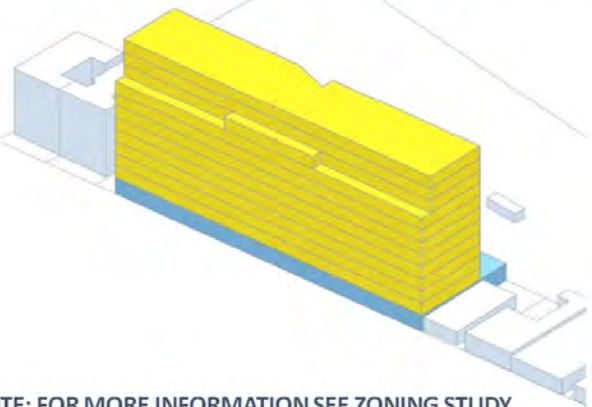


| RIGHTS         | ZFA     | FAR  | PROPOSED         | ZFA     | HEIGHT |
|----------------|---------|------|------------------|---------|--------|
| Residential    | 167,492 | 5.40 | Residential      | 198,510 | 11'/fl |
| IH Bonus       | 55,831  | 1.80 | Commercial (Gnd) | 24,813  | 15'    |
| Commercial     | 186,101 | 6.00 | Total            | 223,323 | 125'   |
| Community Fac. | 201,609 | 6.50 | Floors           |         | 11     |
| Manufacturing  | 0       | 0.00 |                  |         |        |

| BULK RULES      | MAX. HEIGHT | PARKING                        | Required Spaces |
|-----------------|-------------|--------------------------------|-----------------|
| Base Height     | 105'        | Residential                    | 40% of units    |
| Building Height | 140'        | Residential (affordable units) | None            |
|                 |             | Commercial                     | None            |

## SCENARIO III: MIXED USE BUILDING WITH INCLUSIONARY HOUSING & FRESH BONUS



| RIGHTS         | ZFA     | FAR  | PROPOSED         | ZFA     | HEIGHT |
|----------------|---------|------|------------------|---------|--------|
| Residential    | 167,492 | 5.40 | Residential      | 218,510 | 11'/fl |
| IH Bonus       | 55,831  | 1.80 | Commercial (Gnd) | 24,813  | 15'    |
| FRESH Bonus    | 20,000  | 0.64 | Total            | 243,323 | 136'   |
| Commercial     | 186,101 | 6.00 | Floors           |         | 12     |
| Community Fac. | 201,609 | 6.50 |                  |         |        |
| Manufacturing  | 0       | 0.00 |                  |         |        |

| BULK RULES      | MAX. HEIGHT | PARKING                        | Required Spaces |
|-----------------|-------------|--------------------------------|-----------------|
| Base Height     | 105'        | Residential                    | 40% of units    |
| Building Height | 140'        | Residential (affordable units) | None            |
|                 |             | Commercial                     | None            |

NOTE: FOR MORE INFORMATION SEE ZONING STUDY

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## DEVELOPMENT ACTIVITY MAP



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