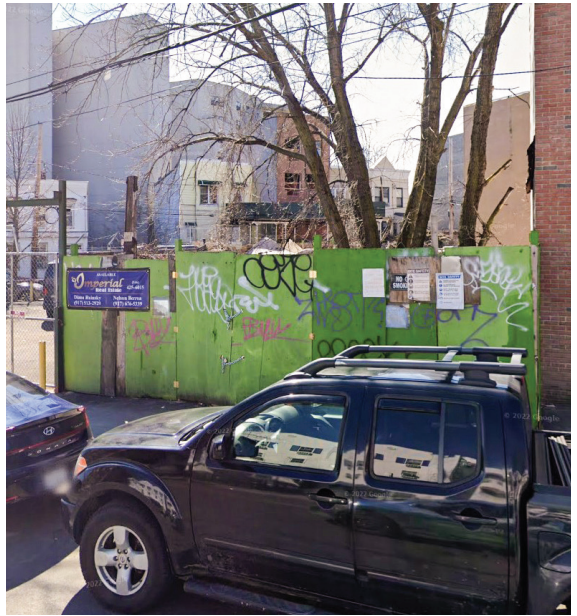


FOR SALE

# 890 EAST 169<sup>TH</sup> STREET

BLOCK-THROUGH DEVELOPMENT SITE ON EAST 169<sup>TH</sup> STREET AND HOME STREET



**ASKING PRICE: \$375,000**

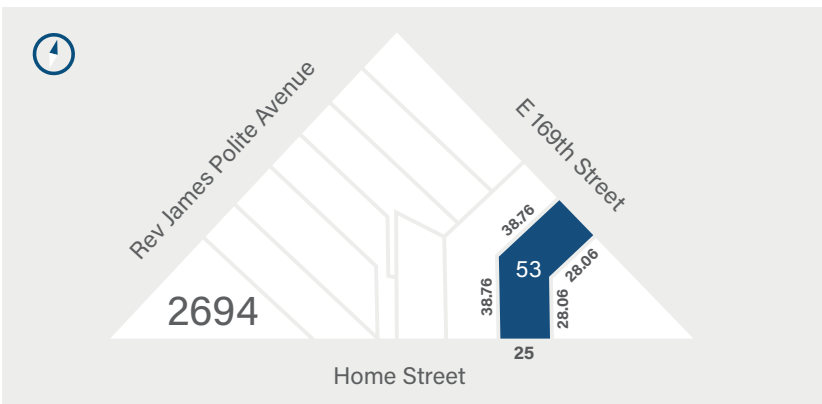
Concourse Realty has been retained as the exclusive broker to arrange for the sale of 890 East 169th Street, a 1,670 SF development site in the Foxhurst neighborhood. The site is zoned R7/C2-4, which allows for the construction of 8,016 square feet of community facility space.

The property is located 0.238 miles from the nearest Subway Station and within a one-mile radius of many public, private, and charter schools. 890 East 169th Street is only 17 min drive from the La Guardia Airport.

## PROPERTY SUMMARY

Block/Lot	2694/53
Lot Dimensions	25 ft x 66 ft
Lot Size	1,670 SF
Zoning	R7-1, C2-4
Residential FAR	3.44
Commercial FAR	2.00
Community Facility FAR	4.80
Residential Buildable SF	5,745 BSF
Commercial Buildable SF	3,340 BSF
Community Facility Buildable SF	8,016 BSF
Assessment	\$5,280
Tax Rate	20.309%
Real Estate Taxes	\$1,072

*All measurements and square footage estimates are approximate*



Lot Size  
**1,670 SF**

Zoning  
**R7-1, C2-4**

Residential Buildable SF  
**5,745 BSF**

Commercial Buildable SF  
**3,340 BSF**



**DAVID SIMONE**  
 Company Broker  
 Office: (212)207-2403 / Cell: (917)559-4584  
 dsimone@concoursealtypartners.com

2027 Williamsbridge Road, 2nd Floor  
 Bronx, NY 10461  
 (212) 207-2400  
 info@concoursealtypartners.com