

FOR SALE

1060 OGDEN AVENUE, BRONX, NY 10452

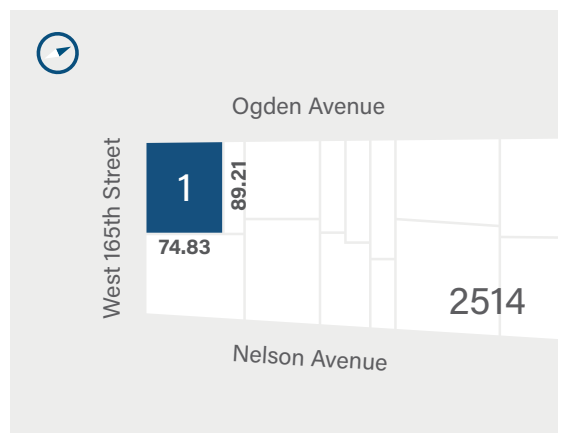
PRIME CORNER DEVELOPMENT SITE IN THE HIGHBRIDGE SECTION OF THE BRONX



PROPERTY SUMMARY

Location	Northeast corner of Ogden Avenue and West 165th Street
Block/Lot	2514 / 1
Lot Dimensions	74.83 ft x 89.21 ft
Lot Size	6,676 SF
Zoning	R7-1 / C1-4
SF in Zoning Area	6,676 SF
Residential FAR	3.44
Residential FAR (UAP)	5.01
Commercial FAR	2.00
Community Facility FAR	4.80
Residential Buildable SF	22,965 BSF
Commercial Buildable SF	13,352 BSF
Community Facility Buildable SF	32,045 BSF
Total Buildable SF (UAP)	33,447 BSF
Assessment	\$187,560
Tax Class	4
Tax Rate	10.848%
Taxes	\$20,347

All measurements and square footage estimates are approximate



ASKING PRICE: \$4,000,000



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

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

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.