

**FOR SALE**

# **2800 WEBSTER AVENUE BRONX, NY 10458**

**MIXED-USE DEVELOPMENT  
OPPORTUNITY IN BEDFORD PARK**

Buildable SF Standard Residential

**74,094 SF**

Buildable SF UAP

**89,040 SF**

Buildable SF Commercial

**66,780 SF**

Buildable SF Community Facility

**66,780 SF**



FOR SALE

# 2800 WEBSTER AVENUE, BRONX, NY 10458

BEDFORD PARK DEVELOPMENT OPPORTUNITY | 89,040 BSF UAP

Prime mixed-use development opportunity in the heart of Bedford Park.

This 15,900 SF lot offers an impressive 221 feet of frontage along bustling Webster Avenue, just steps from the New York Botanical Garden.

The site offers exceptional access to transit, including the B/D and 4 subway lines, Metro-North, and multiple bus routes. Just steps from the New York Botanical Garden, it's near Fordham University, the Bronx Zoo, and Montefiore Medical Center.

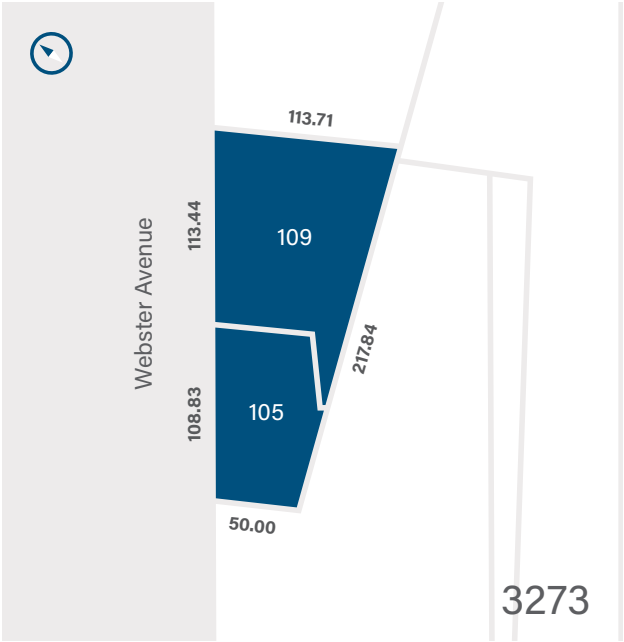
Development	FAR	BSF
Standard	4.66	74,094
Community Facility and/or Commercial	4.2	66,780
UAP	5.6	89,040

Lot Dimensions (Irregular)  
221 ft x 113 ft

Zoning  
C4-5D (R7D resi equivalent)

Lot SF  
15,900

Buildable Area UAP  
89,040 SF



KATHY ZAMECHANSKY  
Office: 718-829-5775 / Cell: 347-386-9452



DAVID SIMONE  
Office: (212)207-2403 / Cell: (917)559-4584



FOR SALE

# 2800 WEBSTER AVENUE, BRONX, NY 10458

BEDFORD PARK DEVELOPMENT OPPORTUNITY | 89,040 BSF UAP

Neighbourhood	Bedford Park
Block / Lot	3273 / 109, 105
Lot Dimensions	221 ft x 92 ft
Lot Sq. Ft.	15,900
Zoning	C4-5D (R7D Residential Equivalent)
FAR (Standard)	4.66
FAR UAP	5.6
Commercial	4.2
FAR (Community Facility)	4.2
Buildable SF (Standard)	74,094
Buildable SF (UAP)	89,040
Buildable SF Commercial	66,780
Buildable SF Community Facility	66,780
Assessment	\$781,290
Real Estate Taxes	\$84,082

*\*All square footage/buildable area calculations are approximate*



**KATHY ZAMECHANSKY**  
Office: 718-829-5775 / Cell: 347-386-9452



**CONCOURSE**  
REALTY PARTNERS

**DAVID SIMONE**  
Office: (212)207-2403 / Cell: (917)559-4584



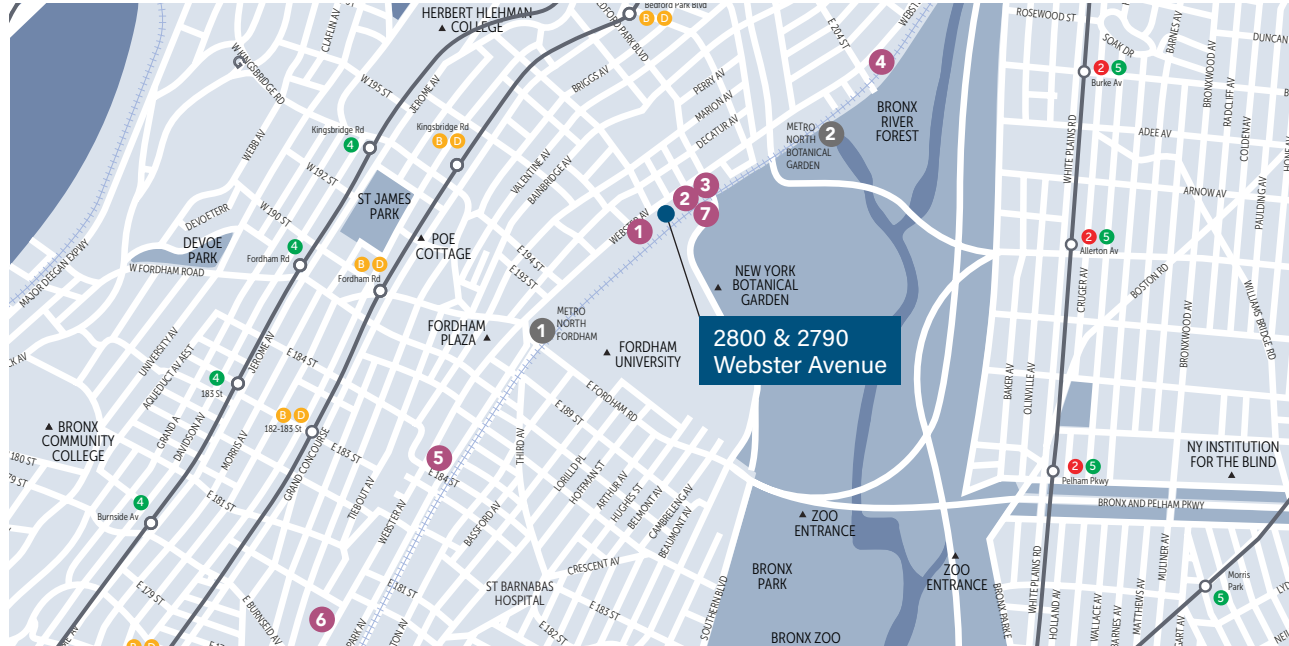
**ASKING PRICE \$9,500,000**

FOR SALE

# 2800 WEBSTER AVENUE, BRONX, NY 10458

BEDFORD PARK DEVELOPMENT OPPORTUNITY | 89,040 BSF UAP

## TRANSPORTATION AND MAJOR DEVELOPMENTS NEAR 2800 WEBSTER AVENUE



- 1 Metro North Fordham Station
- 2 Metro North Botanical Garden
- 1 **2740 Webster Avenue** (No Permits Filed Yet)  
800,000 SF Dormitory and Housing Complex
- 2 **2850 Webster Avenue** (Completed 2023)  
12-story affordable senior housing
- 3 **2868 Webster Avenue** (Under Construction)  
12-story mixed-use affordable housing
- 4 **3118 Webster Avenue** (Permits Filed)  
11-story mixed-use development
- 5 **2324 Webster Avenue** (Permits Filed)  
8-story mixed-use building
- 6 **2043 Webster Avenue** (Permits Filed)  
7-story mixed-use building
- 7 **450 Bedford Park Boulevard** (No Permits Filed Yet)  
270 Units Affordable Senior Housing



**KATHY ZAMECHANSKY**  
Office: 718-829-5775 / Cell: 347-386-9452



**CONCOURSE**  
REALTY PARTNERS

**DAVID SIMONE**  
Office: (212)207-2403 / Cell: (917)559-4584