

344 Grand Concourse, Bronx, NY 10451

FOR SALE

Mott Haven Development Site

27,270 Sq. Ft.

Residential Buildable

36,360 SQ. FT.

Residential (Inclusionary) Buildable

30,300 SQ. FT.

Commercial Buildable

32,825 SQ. FT.

Community Facility Buildable



Concourse Realty has been retained on an exclusive basis to arrange for the sale of **344 Grand Concourse**, an unmatched development opportunity in the Mott Haven section of the Bronx. The Property occupies a **5,050 square foot** lot and offers up to **36,360 square feet** of residential space under the Inclusionary Housing program.

The Property is located on the same block as the 138th Street - Grand Concourse Station allowing for an 18-minute ride on the

#6 train to Midtown Manhattan. The 149th Street - Grand Concourse station (#2, #4, #5 trains) is located two blocks north allowing for additional access throughout New York City.

344 Grand Concourse is within an Opportunity Zone, allowing developers to capitalize on economic benefits provided by the program.

PROPERTY FEATURES

Block/Lot	2341/37
Neighborhood	Mott Haven
Building Size	1,150 Sq. Ft.
Zoning	C6-2A
Opportunity Zone	Yes
Property Type	Retail
Lot Dimensions	50.62' x 100'
Lot Area	5,050
Residential FAR	5.40
Residential FAR (Inclusionary)	7.20

Commercial FAR	6.00
C.F. FAR	6.50
Residential SF of ZFA	27,270 Sq. Ft.
Residential (Inclusionary) SF of ZFA	36,360 Sq. St.
Commercial SF of ZFA	30,300 Sq. Ft.
Community SF of ZFA	32,825 Sq. Ft.
Assessed Value	\$58,770
Tax Rate	Tax class 4-10.514%
Property Taxes (2019/2020)	\$6,179

Asking Price: \$3,950,000



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REALTY

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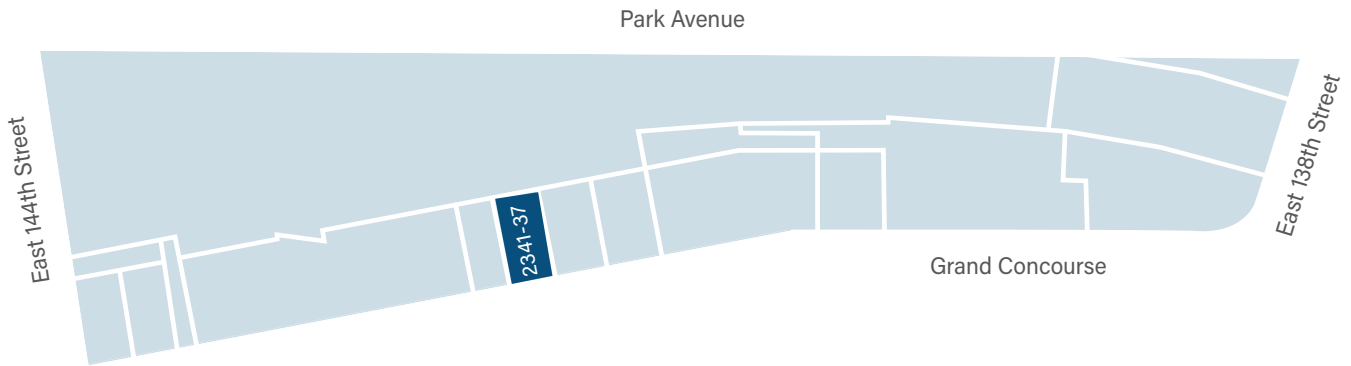
LOCATION MAP



The Property is in the center of Mott Haven's development boom offering the chance to build near future large scale developments:

- Brookfield Bankside: 7 buildings, 1,350 residential units
- Lightstone Group: 2,000 units on Exterior St
- L&M Development: 585,000 SF, 542 units
- Domain Companies: 428,906 SF mixed-use development •

TAX MAP



Asking Price: \$3,950,000



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