1320-1328 INWOOD AVENUE

Bronx, NY 10452

CONCOURSE
REALTY PARTNERS

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1028 - 1062
INWOOD AVE.
ENTRANCE AT
1053 JEROME AVE.
NOT
AN
EXIT

PROPERTY SUMMARY

Residential	Community Facility	Existing Warehouse	Location
155,117 BSF	140,036 BSF	21,544 SF	Two blocks to 4

Concourse Realty has been retained on an exclusive basis to arrange for the sale of 1320-1328 Inwood Avenue.

The 21,544 square foot lot offers the opportunity to build up to 155,117 square feet of residential space under the Mandatory Inclusionary Housing Program. The lot is approximately 179 feet x 112 feet on the corner of Inwood Avenue and West Clarke Place.

The property is currently improved by a 21,544 square foot single story warehouse which will be delivered vacant. The site's zoning of R8A/J also allows for the construction of approximately 140,036 square feet of community facility space.

ASKING PRICE: $16,250,000

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PROPERTY INFORMATION

Address:	1320-1328 Inwood Avenue, Bronx, NY 10452
Location:	Northeast corner of Inwood Avenue and West Clark Place
Lot Dimensions:	179′ x 112′
Lot Area:	21,544 Sq. Ft.

ZONING INFORMATION

Zoning:	R8A/J
FAR Residential Mandatory Inclusionary:	7.20
FAR Community Facility:	6.50
Max SF of ZFA Residential:	155,117 Sq. Ft.
Buildable SF (Community Facility):	140,036 Sq. Ft.

BUILDING INFORMATION

Property Type:	Industrial
Stories:	1
Year Built:	1920
Gross SF:	21,500 Sq. Ft. (approx.)

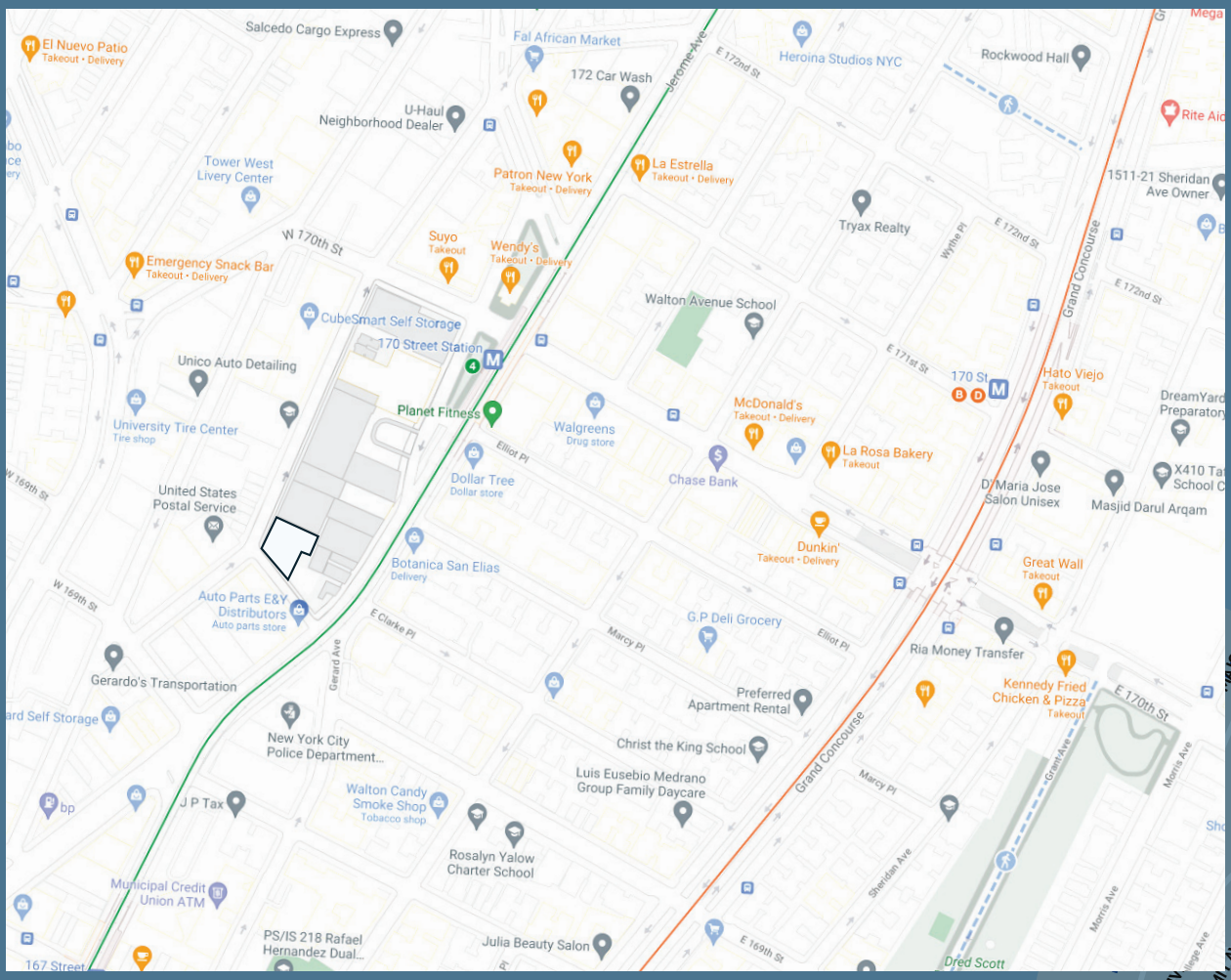
NYC TAXES

Assessment:	$466,200
Taxes:	$49,855.44
Tax Rate:	10.6940%
Tax Class:	4

LOCATION

The Property's scale and corner location makes it a prime site to develop. Additionally, an outstanding combination of transportation options serves the site, providing access to Midtown Manhattan in roughly 27 minutes.

- 4 170 Street Station - 0.35 miles
- B 170 St Grand Concourse - 0.63 miles



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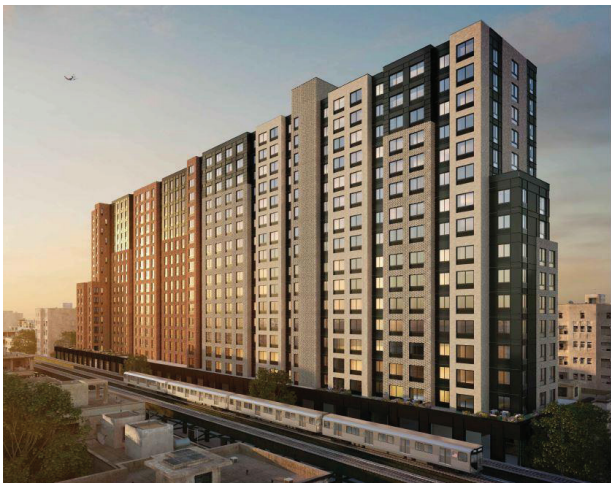
NORTH
SEDGWICK AV
UNIVERSITY AV
AQUEDUCT AV AEST
JEROME AV
E 184 ST
ROBERTO CLEMENTE STATE PARK
BRONX COMMUNITY COLLEGE
GRAND A
DAVIDSON AV
MORRIS AV
GRAND CONCOURSE
E 183 ST
W 180 ST
W 179 ST
METRO NORTH MORRIS HEIGHTS
W BURNSIDE AV
E 181 ST
TIEBOUT AV
WEBSTER AV
RIVER PARK TOWERS
E 179 ST
E BURNSEID AV
PARK AV
WASHINGTON AV
BATHGATE AV
3RD AV
W TREMONT AV
MACOMBS RD
GRAND AV
E 178 ST
ECHO PL
UNDERCLIFF AV
E 176 ST
WASHINGTON BRIDGE
METRO NORTH TREMONT
E TREMONT AV
MONROE AV
CLAY AV
CROTONA PARK
E MTEDEN AV
SHAKESEARE AV
EDWARD L GRANT HWY
OGDEN AV
NELSON AV
INWOOD AV
TOWNSEND AV
CROSS BRONX EXPY
MTEDEN PKWY
CLAREMONT PARK
E 174 ST
3RD AV
ELLIOT PL
MARCY PL
E CLARK PL
W 168 ST
E 172 ST
CLAREMONT PKWY
E 170 ST
E 169 ST
E 168 ST
E 171 ST
CROTONA AV
E 167 ST
GRAND CONCOURSE
JOHN MULLALY PARK
MC CLELLAN ST
GRANT AV
MORRIS AV
COLLEGE AV
FINDLAY AV
TELLER AV
CLAY AV
PARK AV
3RD AV
CROTONA PARK S
E 170 ST
GERARD AV
WALTON AV
SHERIDAN AV
BRONX MUSEUM OF THE ARTS
E 168 ST
E 167 ST
SHERMAN AV
JOYCE KILMER PARK
E 165 ST
FULTON AV
FRANKLIN AV
E 169 ST
1351 Jerome & 1342 Inwood Avenue, Bronx, NY 10452

NEARBY NEW DEVELOPMENT IN CONSTRUCTION

1159 River Avenue

Affordable and supportive housing developed by Community Access.



1164/1184 River Avenue

Affordable housing proposal being developed by Maddd Equities across multiple sites on River Avenue, just south of the 167th Street 4 train station.

1331 Jerome Avenue

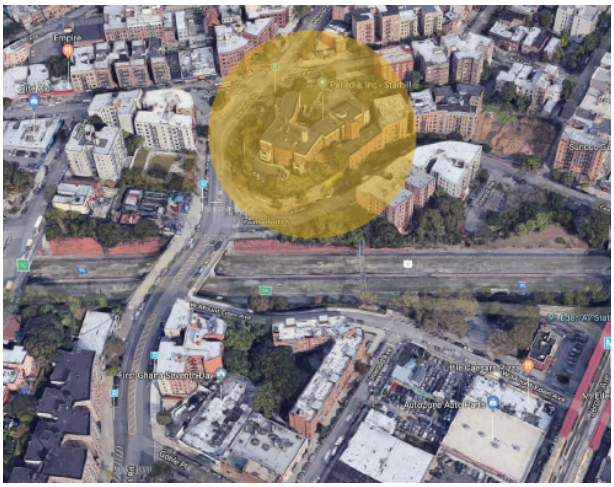
Affordable and supportive housing being developed by Atlantic Development and the Doe Fund.

29 Featherbed Lane

Affordable housing being developed by Gjushi Construction Company.

Star Hill (1600 Macombs Road)

Affordable and supportive housing, being developed by Services for the Underserved.



Jerome Court (1776 Jerome Avenue)

17-story mixed-use, being developed by Services for the Underserved and Bronx Pro Group.

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