

IPRG

1670 NELSON AVENUE
BRONX, NY 10453

EXCLUSIVE OFFERING MEMORANDUM



718.360.8801

iprg.com



OFFERING PRICE
\$950,000

- **LOCATED IN OPPORTUNITY ZONE**
- **DELIVERED VACANT**

INVESTMENT HIGHLIGHTS

22 ft x 48 ft
Building Dimensions

3,168
Approx. Existing SF

\$300
Price/Existing SF

3 Apts & Garage
Number of Units

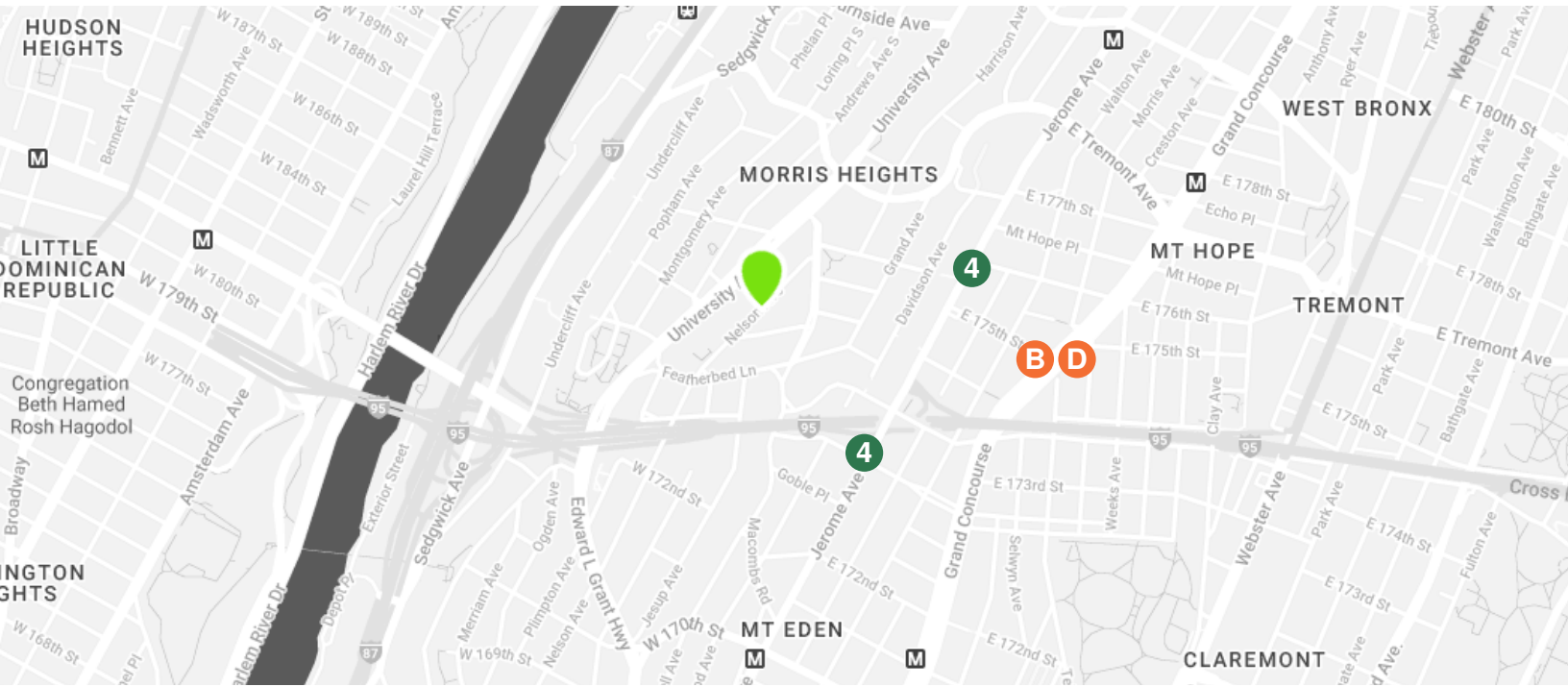
25 ft x 131 ft
Lot Dimensions

13,471
Approx. Buildable SF

\$71
Price/Buildable SF

R7-1
Zoning

1670 NELSON AVENUE, BRONX, NY 10453



PROPERTY DESCRIPTION

BLOCK & LOT:	02876-0159
NEIGHBORHOOD:	Morris Heights
CROSS STREETS:	West 174th St & Macombs Rd
BUILDING DIMENSIONS:	22 ft x 48 ft
LOT DIMENSIONS:	25 ft x 131 ft
# OF UNITS:	3 Apts & Garage
APPROX. EXISTING SF:	3,168
APPROX. BUILDABLE SF:	13,471
ZONING:	R7-1
FAR:	3.44
TAX CLASS:	1

- NOTES:**
- Located in Opportunity Zone
 - Delivered Vacant



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

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