

**IPRG**

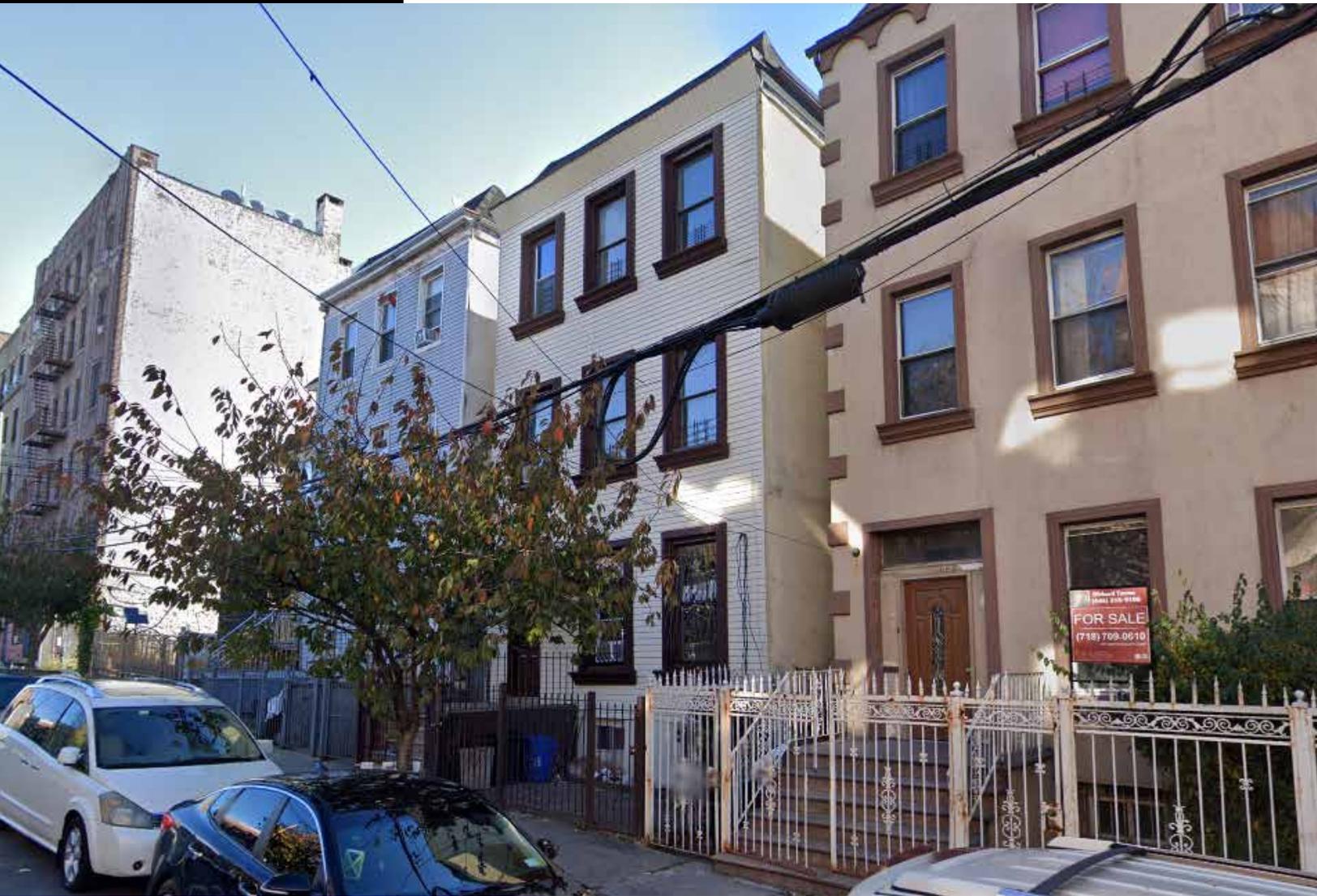
**1670** NELSON AVENUE  
BRONX, NY 10453

**EXCLUSIVE OFFERING MEMORANDUM**



718.360.8801

[iprg.com](http://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

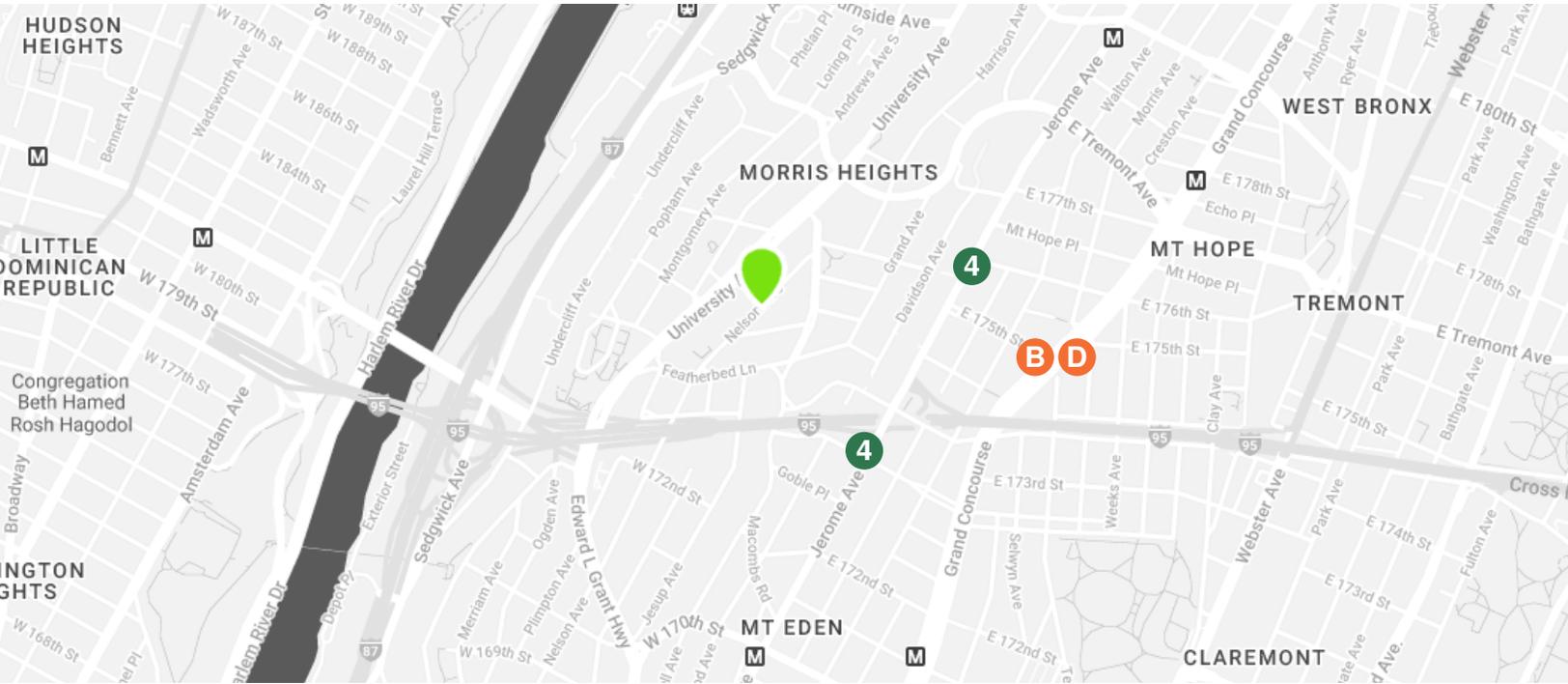
Approx. Buildable SF

\$71

Price/Buildable SF

R7-1

Zoning



## PROPERTY DESCRIPTION

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

# IPRG

1670 NELSON AVENUE  
BRONX, NY 10453

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