



1336 FINDLAY AVENUE, BRONX, NY 10456

EXCLUSIVE OFFERING MEMORANDUM

IPRG



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INVESTMENT PRICING





OFFERING PRICE
\$1,300,000

DELIVERED VACANT

INVESTMENT HIGHLIGHTS

2 Apartments
of Units

2,340
Approx. Existing SF

8,994
Approx. Buildable SF

R7-1
Zoning

26 ft x 100 ft
Lot Dimensions

\$556
Price/Existing SF

\$145
Price/Buildable SF

1
Tax Class

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 1336 Findlay Ave. The subject property is located between E 170th St & E 169th St in Mount Eden, Bronx.

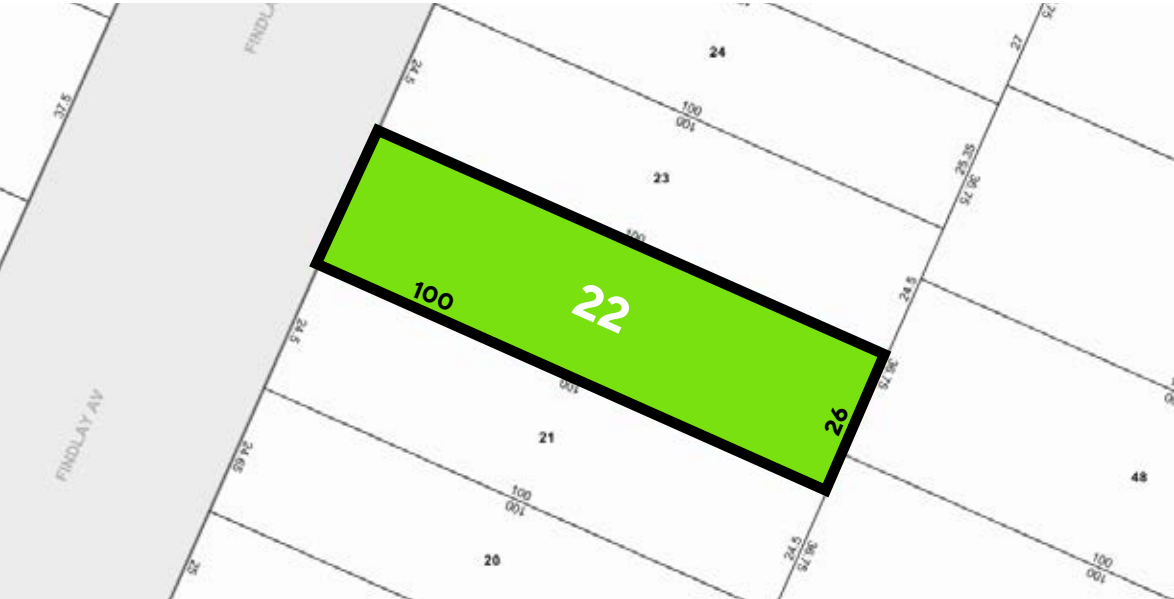
The property offers 2 apartments. This property will be delivered vacant at time of closing. The property is built 20 ft x 60 ft, offering approximately 2,340 square feet. 1336 Findlay Ave sits on a 26 ft x 100 ft lot offering 8,944 BSF.

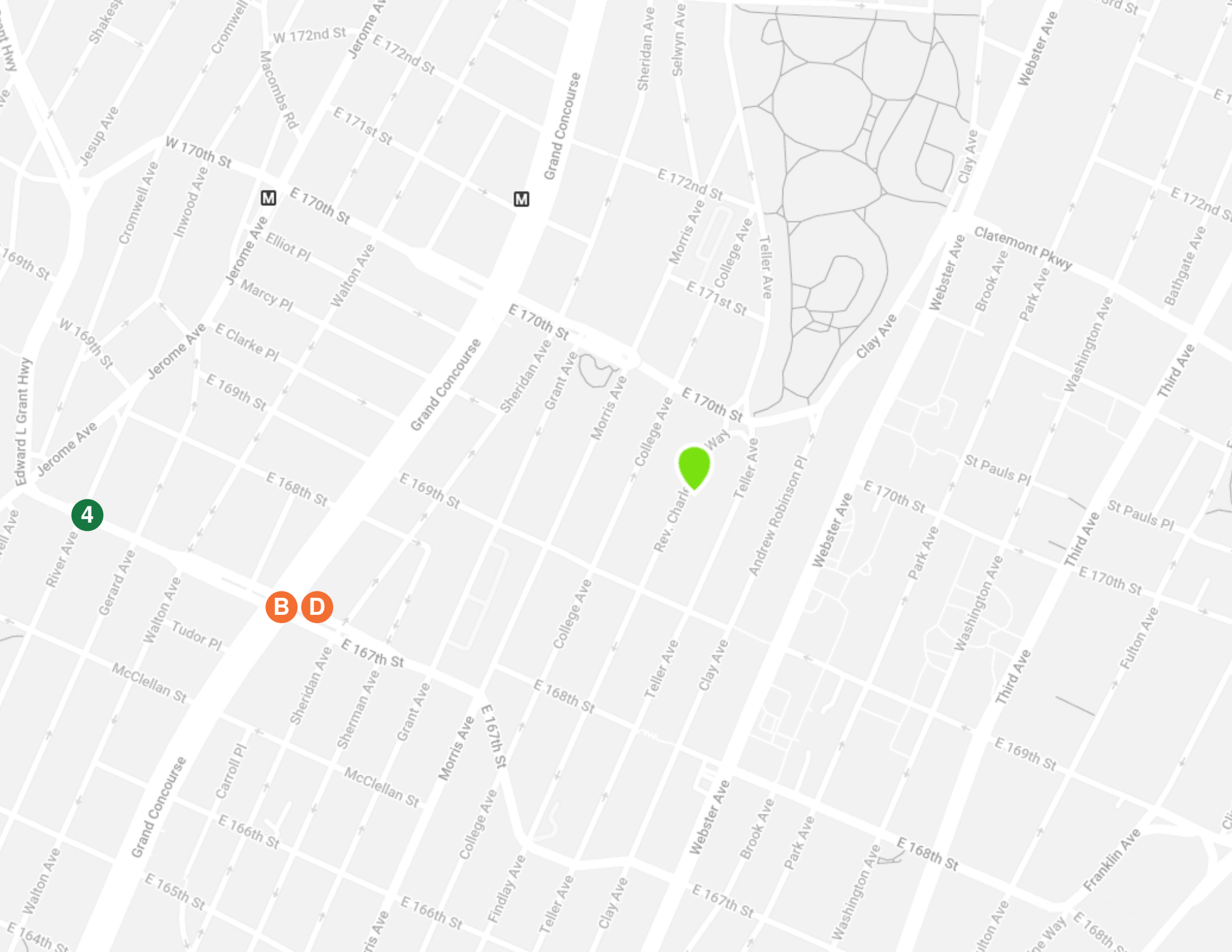
The property is located within walking distance to the 4, B & D subway lines.

BUILDING INFORMATION

BLOCK & LOT:	02782-0022
NEIGHBORHOOD:	Mount Eden
CROSS STREETS:	East 169th & East 170th St
BUILDING DIMENSIONS:	20 ft x 60 ft
LOT DIMENSIONS:	26 ft x 100 ft
# OF UNITS:	2 Apartments
APPROX. EXISTING SF:	2,340
ZONING:	R7-1
FAR:	3.44
TAX CLASS:	1
NOTES:	Delivered Vacant; 8,994 Buildable SF

TAX MAP





4

B

D

M

M



An aerial photograph of a city, likely New York City, showing a complex highway interchange with multiple lanes and overpasses. The surrounding area is densely packed with various buildings, including residential and commercial structures. A large, leafy tree is visible on the right side of the image. The overall scene is captured in a high-angle, black and white style.

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