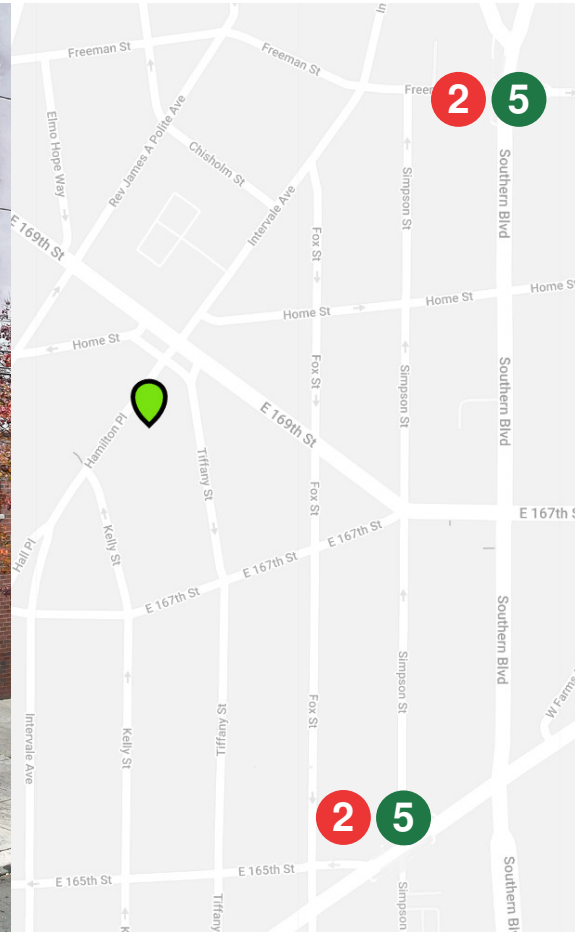


1154 INTERVALE AVENUE, BRONX, NY 10459

EXCLUSIVE OFFERING MEMORANDUM



EXCLUSIVE LISTING



OFFERING PRICE

\$2,050,000

PROPERTY DESCRIPTION

BLOCK & LOT:	02706-0048
NEIGHBORHOOD:	Foxhurst
CROSS STREETS:	Tiffany & Kelly Street
PROPERTY DIMENSIONS:	50 ft x 80 ft
LOT DIMENSIONS:	50 ft x 80 ft
# OF UNITS:	3 Commercial units
TOTAL SF:	8,000 SF
ZONING:	R7-1
FAR (RESIDENTIAL):	3.44
RESIDENTIAL BUILDABLE SF:	14,307 BSF
FAR (COMMUNITY FACILITY):	4.8
COMMUNITY FACILITY BUILDABLE SF:	20,059 BSF
TAX CLASS:	Tax Class 4

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 1154 Intervale Avenue. The subject property offers a two-story warehouse located in the Foxhurst section of the Bronx.

The building consists of two floors with two (2) commercial units on the ground floor and one (1) on the second floor. The subject property benefits from having a freight elevator going to the second floor.

Built in 1911, the two-story property is 50 ft wide and 80 ft deep, giving a total of 8,000 square feet. The building is in an R7-1 zoning (3.44 far) giving you an as of right of 14,307 residential buildable square feet.

The building is in proximity to the Simpson (2,5) and Freeman Street (2,5) subway stations.

JARED
FRIEDMAN
Senior Director
718.550.0087

INTERIOR PHOTOGRAPHY

