

1200 FRANKLIN AVENUE, BRONX, NY 10456

EXCLUSIVE OFFERING MEMORANDUM



Development Opportunity in Morrisania
13,992 Buildable Square Feet

IPRG



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FOR MORE INFORMATION,
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INVESTMENT PRICING





OFFERING PRICE
\$1,250,000

DELIVERED VACANT

INVESTMENT HIGHLIGHTS

13,992
Total Buildable SF

\$89
Price/Buildable SF

42.06 ft x 190.7 ft (Irregular)
Lot Dimensions

2.2
FAR

R6
Zoning

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 1200 Franklin Ave. The subject property is located between East 167th Street and East 168th Street in Morrisania, Bronx.

The property offers 13,992 buildable square feet in R6 zoning. A developer can construct a new building with up to 20 apartments.

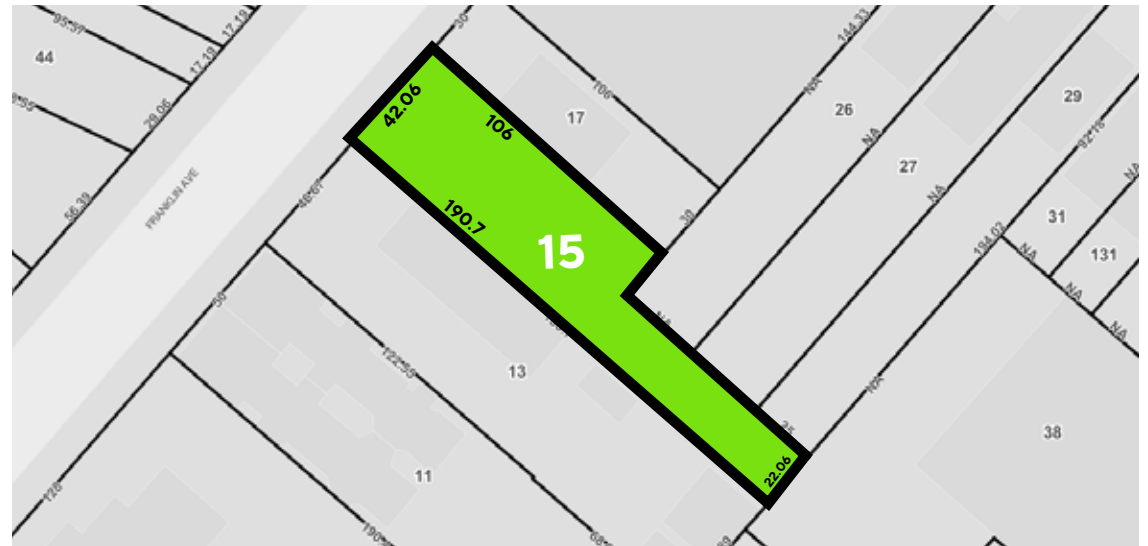
The property is located within walking distance to the 2 & 5 subway lines.

The property will be delivered vacant.

BUILDING INFORMATION

| | |
|----------------------------|---------------------------------|
| BLOCK & LOT: | 02614-0015 |
| NEIGHBORHOOD: | Morrisania |
| CROSS STREETS: | E 167th St & E 168th St |
| LOT DIMENSIONS: | 42.06 ft x 190.7 ft (Irregular) |
| LOT SF: | 6,360 |
| TOTAL BUILDABLE SF: | 13,992 |
| ZONING: | R6 |
| FAR: | 2.2 |
| TAX CLASS: | 1 (\$5,528) |

TAX MAP



PROPERTY MAP



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