

3728 BRONX BOULEVARD, BRONX, NY 10467

EXCLUSIVE OFFERING MEMORANDUM

15,000 Buildable Square Feet in Olinville
50 ft x 100 ft Size Lot

IPRG



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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

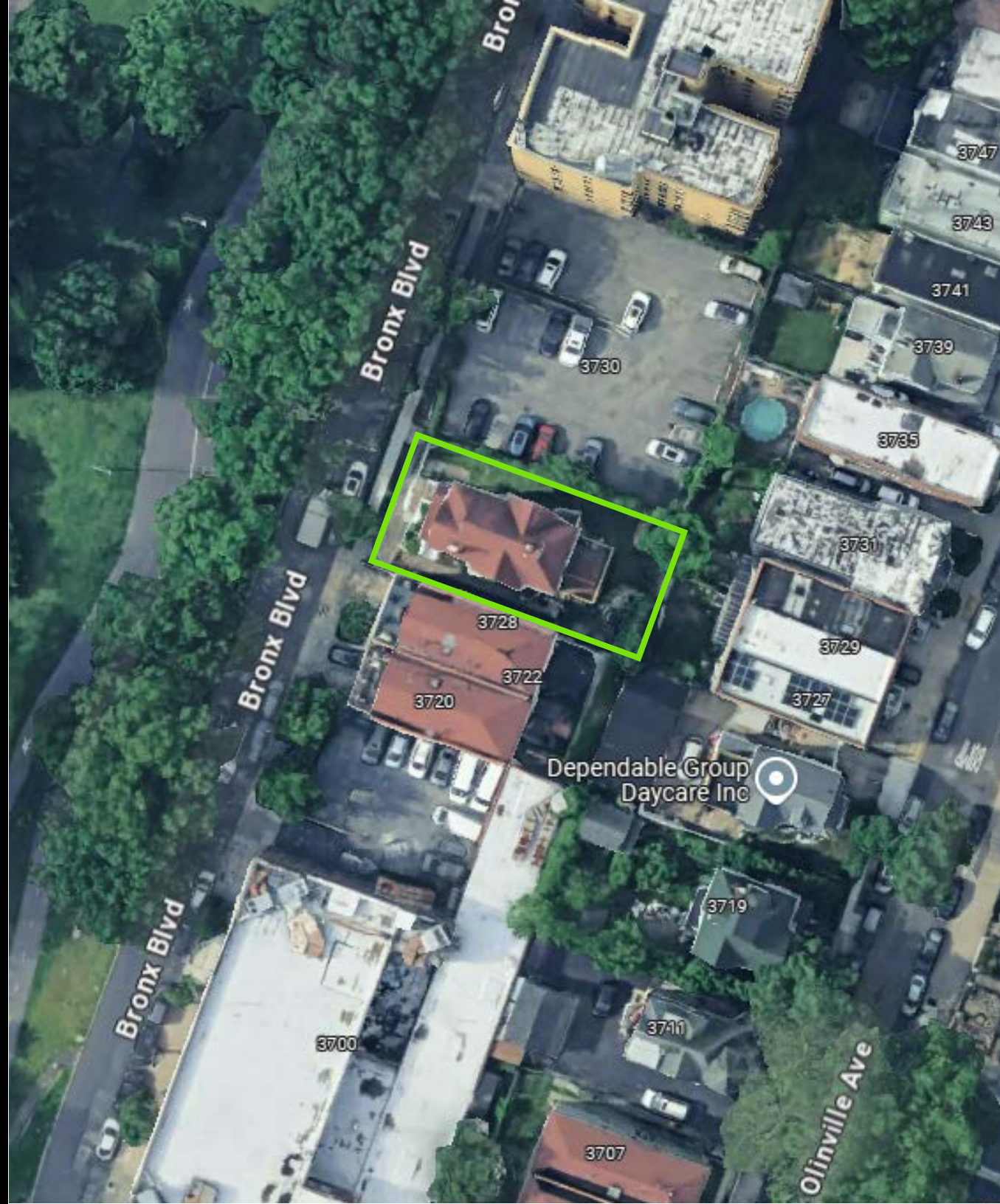
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INVESTMENT PRICING





OFFERING PRICE

\$1,350,000

INVESTMENT HIGHLIGHTS

15,000
Approx. Buildable SF

50 ft x 100 ft
Lot Dimensions

R6A
Zoning

DELIVERED VACANT

\$90
\$/BSF

3.0
FAR

IPRG

PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 3728 Bronx Boulevard. The subject property is located between East 216th Street and East 219th Street in Olinville, Bronx.

The property offers 15,000 buildable square feet in R6A zoning on a 50 ft x 100 ft lot. A developer can construct a new building with up to 22 apartments.

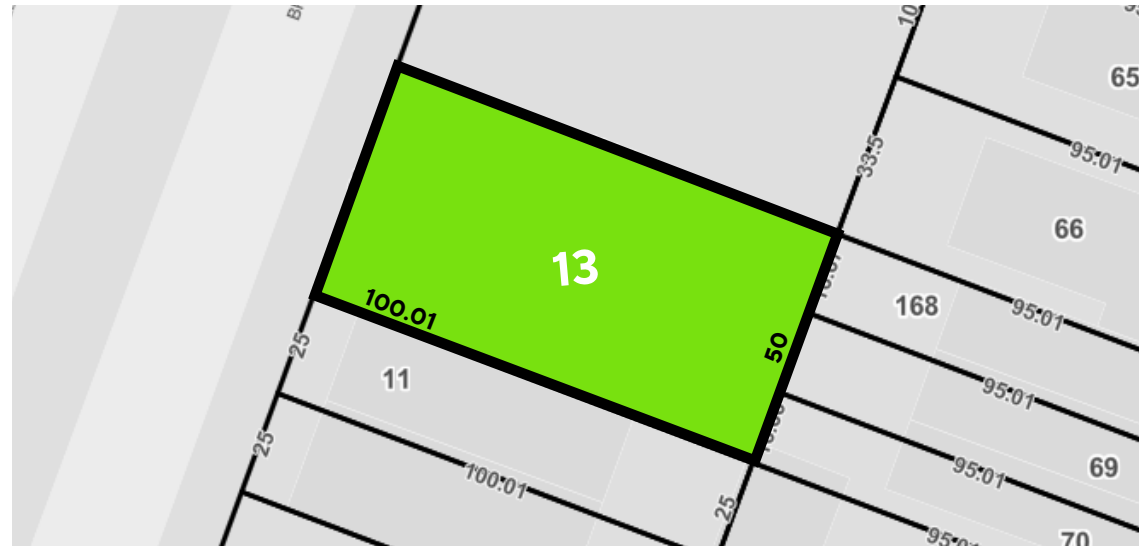
The property is located within walking distance to the 2, 5 and D subway lines and the Metro-North Railroad at Williams Bridge. There is also close access to the Bronx River Parkway.

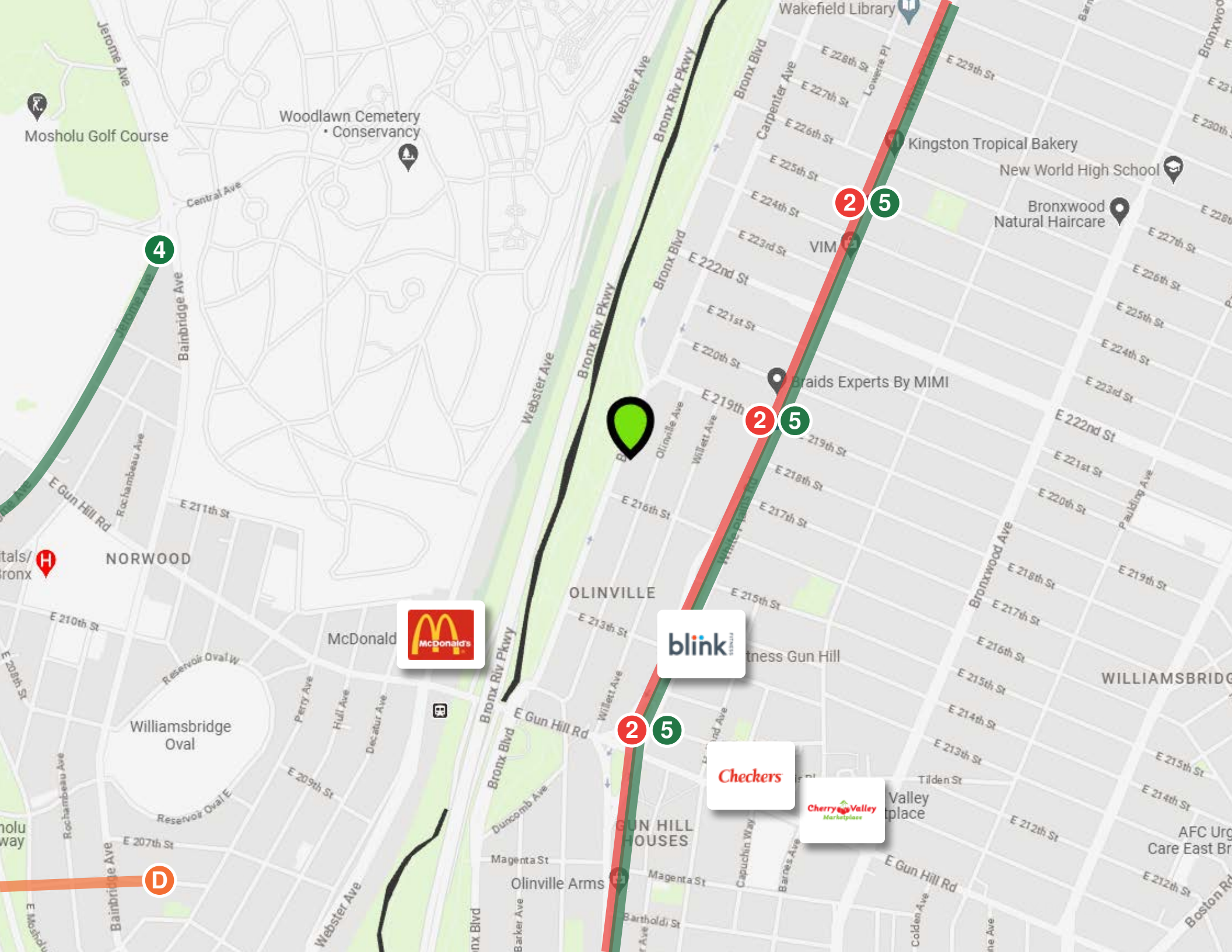
The property will be delivered vacant.

BUILDING INFORMATION

BLOCK & LOT:	04649-0013
NEIGHBORHOOD:	Olinville
CROSS STREETS:	E 216th St & E 219th St
LOT DIMENSIONS:	50 ft x 100 ft
TOTAL BUILDABLE SF:	15,000
ZONING:	R6A
FAR:	3.0
TAX CLASS:	1
NOTES:	Vacant

TAX MAP





4

2

5

2

5

2

5

D



ADDITIONAL PROPERTY PHOTO



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 buildings of various heights and styles, interspersed with green spaces and trees. The sky is overcast with grey clouds.

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