



2486-2488 ELM PLACE, BRONX, NY 10458

EXCLUSIVE OFFERING MEMORANDUM

Development Opportunity in Fordham, Bronx

IPRG



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FOR MORE INFORMATION,
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INVESTMENT PRICING





OFFERING PRICE

\$1,650,000

INVESTMENT HIGHLIGHTS

50 ft x 81.67
Lot Dimensions

13,997
Total Buildable SF

20,418
Total Buildable SF (UAP/CoY)

DELIVERED VACANT

R7-1, C4-4
Zoning

\$118
Price/BSF

\$81
Price/BSF (UAP/CoY)

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 2486-2488 Elm Place, a development site in the Fordham section of the Bronx.

This 50 ft x 80 ft lot features two existing frame houses and offers significant redevelopment potential. The subject property offers a total buildable square footage of 13,997 BSF, which increases to 20,418 BSF under the City of Yes initiative.

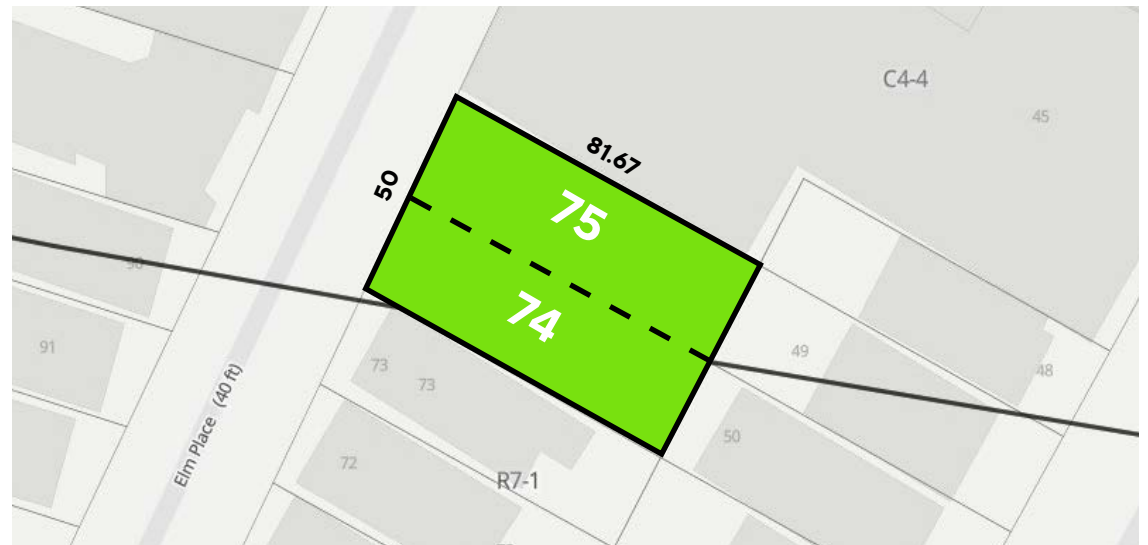
The development site is within walking distance of the B ,D subway lines and Fordham Metro-North train station.

Both existing houses will be delivered vacant making it an exceptional investment opportunity.

BUILDING INFORMATION

BLOCK & LOT:	03023-0074,75
NEIGHBORHOOD:	Fordham
CROSS STREETS:	East Fordham Rd & East 188th St
LOT DIMENSIONS:	50 ft x 81.67 ft
TOTAL BUILDABLE SF:	13,997
TOTAL BUILDABLE SF (UAP/CoY):	20,418
ZONING:	R7-1, C4-4
FAR:	3.44
TAX CLASS:	1
NOTES:	Delivered Vacant

TAX MAP



4

B

D

Chick-fil-A

Foot Locker

Wendy's

BEST BUY

Party City

CHIPOTLE MEXICAN GRILL

DUNKIN' DONUTS

UNITED STATES POSTAL SERVICE

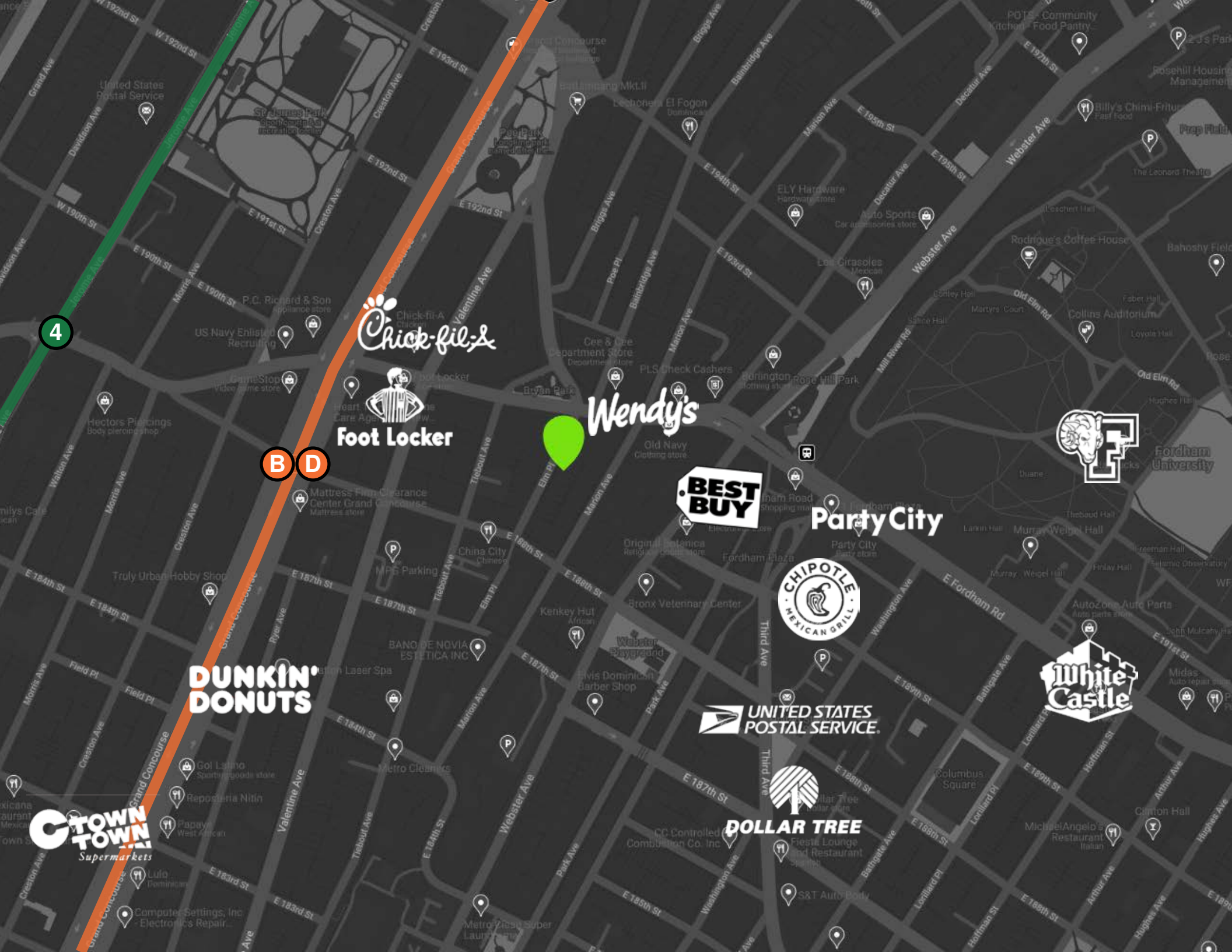
White Castle

C TOWN Supermarkets

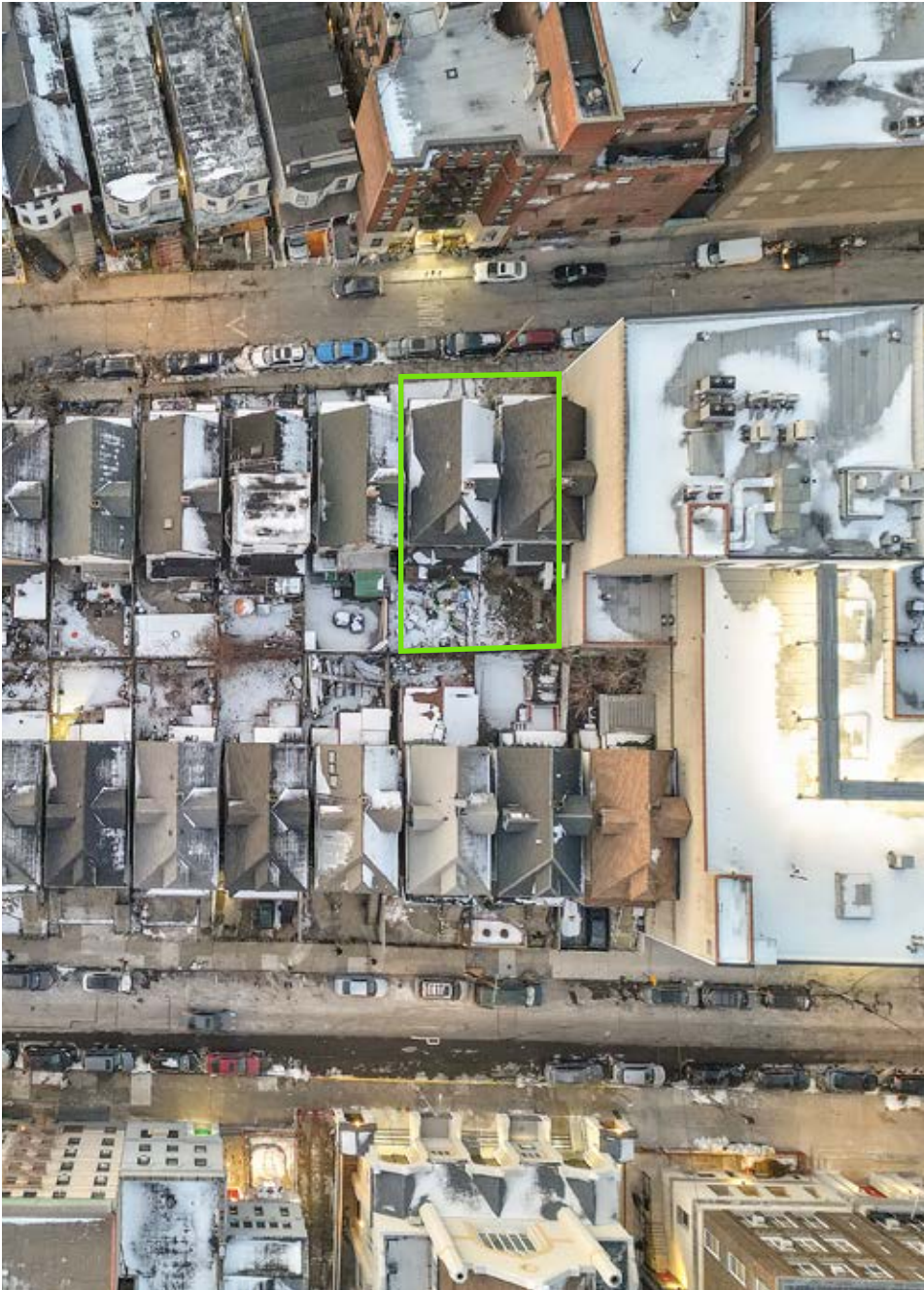
DOLLAR TREE



Fordham University



ADDITIONAL PROPERTY PHOTOS



SURVEY

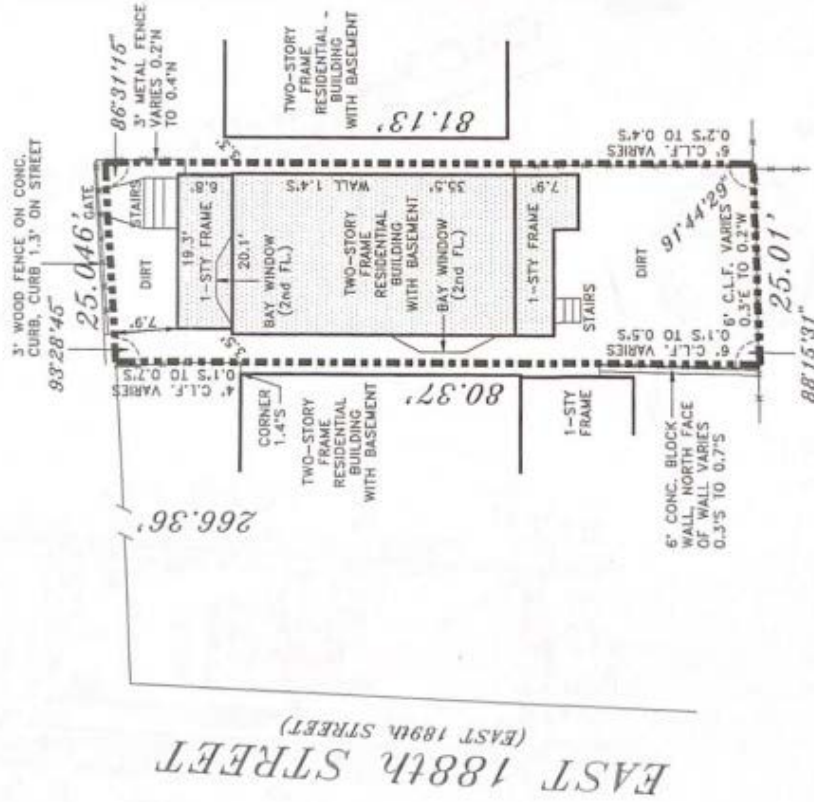
TAX BLOCK 3023 TAX LOT 74

PROPERTY SITUATED AT 2486 ELM PLACE, BOROUGH AND COUNTY OF BRONX,
CITY AND STATE OF NEW YORK.

TITLE NO.: B340019



ELM PLACE



THIS SURVEY IS CERTIFIED TO:
 1. FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK.
 2. NETWORK MORTGAGE,
 ITS SUCCESSORS AND/OR ASSIGNS,
 3. JAGDESHWAR L. SARDHU.

SCALE 1" = 20'

GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE CO. GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED. THE ASSIGNEES OF THE LENDING INSTITUTION GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE N.Y.S. EDUCATION LAW.
 COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED AS A VALID TRUE COPY.
 THE OFFSETS (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS AND ANY OTHER CONSTRUCTION.



SURVEYED ON NOVEMBER 11, 2003

SURVEYED BY

HUBERT S. YUEN
 LAND SURVEYOR
 242-20 BARRONS COURT,
 DOUGLASSTON, NY 11362
 (718) 428-2063

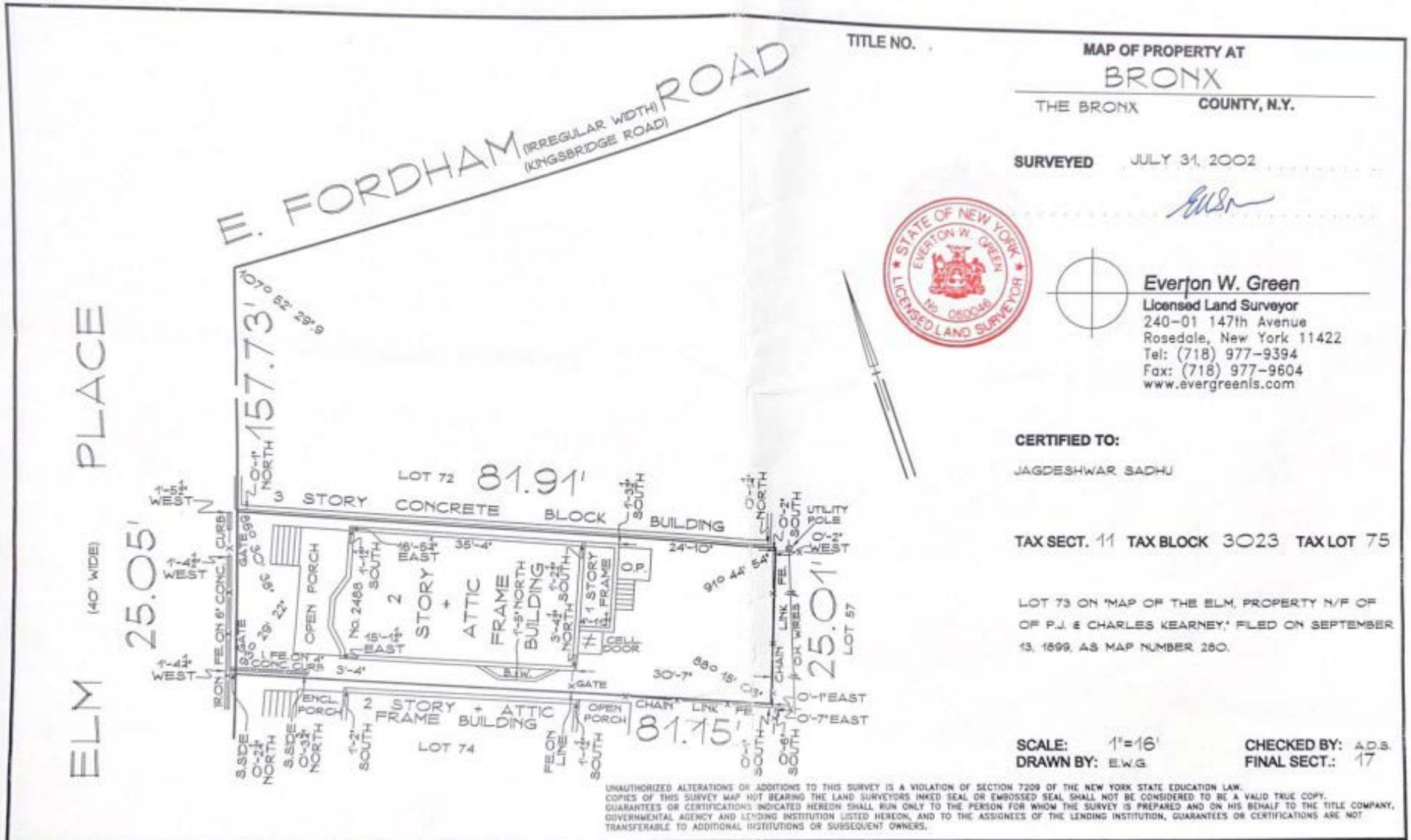


HUBERT S. YUEN
 N.Y. LICENSE NO. 049908

JOB NO. 031055

DWG. NO. 2486ELMP/DIST# 890643

SURVEY





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