

BLOCK: 2937 LOT: 50,51,52

EXCLUSIVE OFFERING MEMORANDUM

Vacant Land for Sale in Morrisania



IPRG

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IPRG

INVESTMENT OPPORTUNITY FOR SALE

BLOCK: 2937 LOT: 50,51,52

PARKING/DEVELOPMENT OPPORTUNITY FOR SALE

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FOR MORE INFORMATION,
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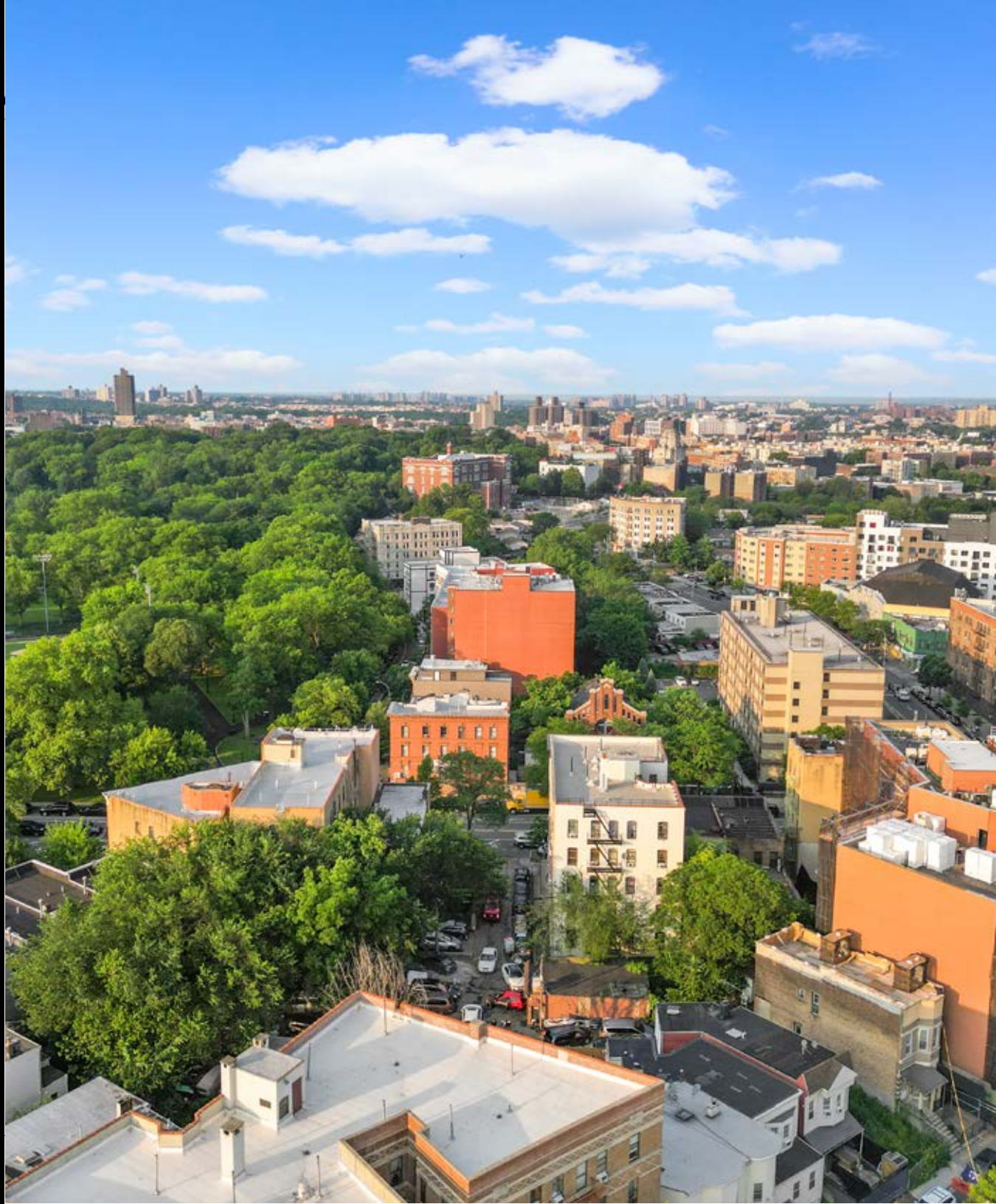
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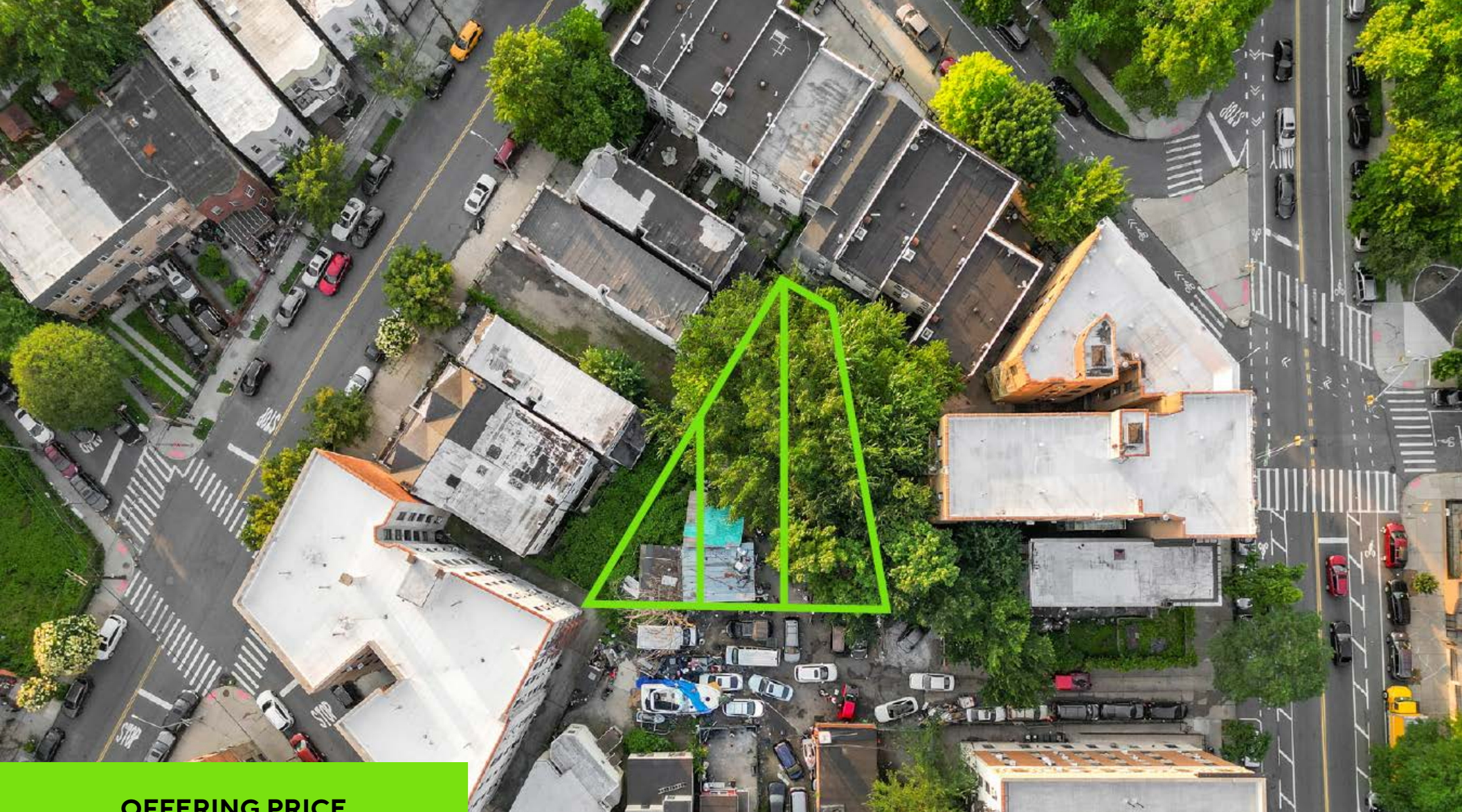
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INVESTMENT PRICING

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OFFERING PRICE

\$999,999

INVESTMENT HIGHLIGHTS

3 Adjacent Lots
of Units

10,120
Total Buildable SF

R6
Zoning

VACANT LAND

Morrisania
Neighborhood

\$99
Price/Buildable SF

2.2
FAR

IPRG

PROPERTY INFORMATION

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INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell Block 2937, Lots 50, 51, and 52. The offering consists of three contiguous vacant lots located in the Morrisania section of the Bronx.

The combined lot area is approximately 4,600 square feet and falls within an R6 zoning district. Based on zoning, the site offers an estimated 10,120 buildable square feet. Situated on Lafayette Street just off Prospect Avenue, the lots present an excellent opportunity for ground-up development or for use as parking or storage.

The property is conveniently located within walking distance of both the Freeman Street and 174th Street subway stations, serving the 2 and 5 trains.

BUILDING INFORMATION

BLOCK & LOT	2937-50,51,52
NEIGHBORHOOD	Morrisania
CROSS STREETS	Lafayette Street and Prospect Avenue
LOT DIMENSIONS (LOT 52)	38 ft x 67 ft
LOT DIMENSIONS (LOT 51)	22 ft x 101 ft
LOT DIMENSIONS (LOT 50)	22 ft x 107 ft
TOTAL LOT SF	4,600 (Estimated From Architect)
TOTAL BUILDABLE SF	10,120
ZONING	R6
FAR	2.2
TAX CLASS	1B
NOTES	Vacant Land

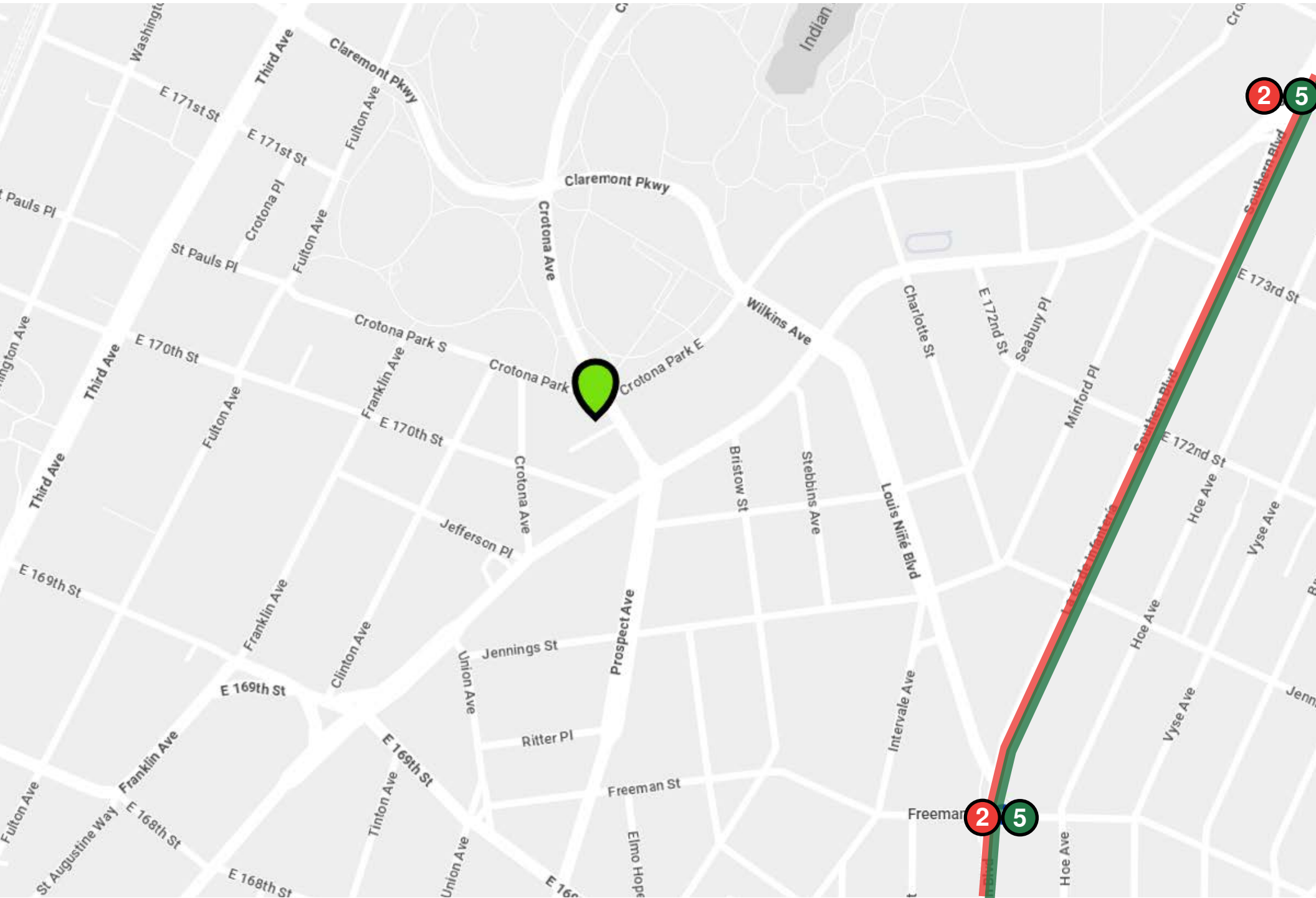
TAX MAP



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PARKING/DEVELOPMENT OPPORTUNITY **FOR SALE**

PROPERTY MAP



An aerial photograph of a city street, showing a grid of buildings, trees, and parked cars. The image is in grayscale and serves as the background for the entire page.

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