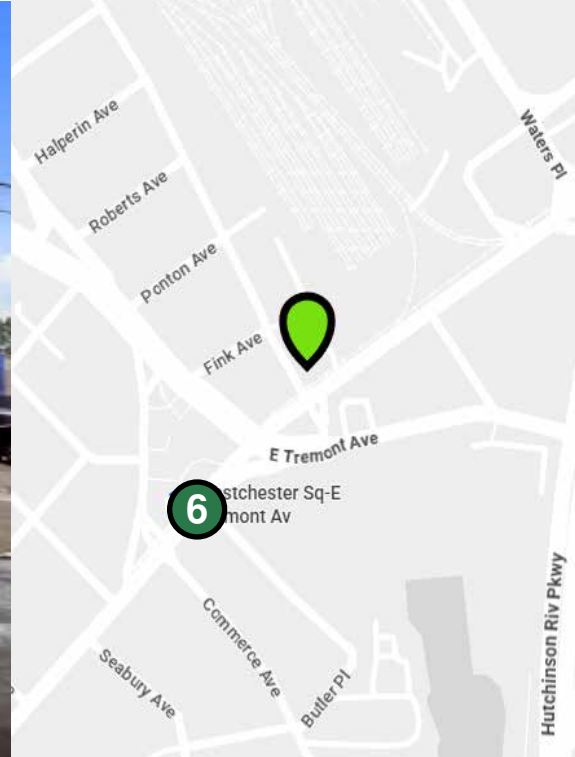


# IPRG

# 2601 WESTCHESTER AVENUE BRONX, NY 10461

EXCLUSIVE LISTING



## OFFERING PRICE

# \$1,900,000

## PROPERTY DESCRIPTION

BLOCK & LOT:	4133-0001
NEIGHBORHOOD:	Westchester Village
CROSS STREETS:	Cooper and Blondell Avenue
LOT DIMENSIONS:	37.92 ft x 90.42 ft (Estimated)
LOT SF:	3,235 (Estimated)
TOTAL BUILDABLE SF:	14,881 (Estimated)
ZONING:	R7A
FAR:	4.6 (MIH)
TAX CLASS:	4
NOTES:	Delivered Vacant

## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 2601 Westchester Avenue. The subject property is a corner lot located in the Westchester Village section of the Bronx.

The site currently contains two small structures, offering flexibility for a buyer to either operate a business, lease the space, or redevelop the property into housing. Conveniently positioned along a high-traffic corridor, the property also benefits from R7A zoning, which allows for an estimated 14,881 residential buildable square feet.

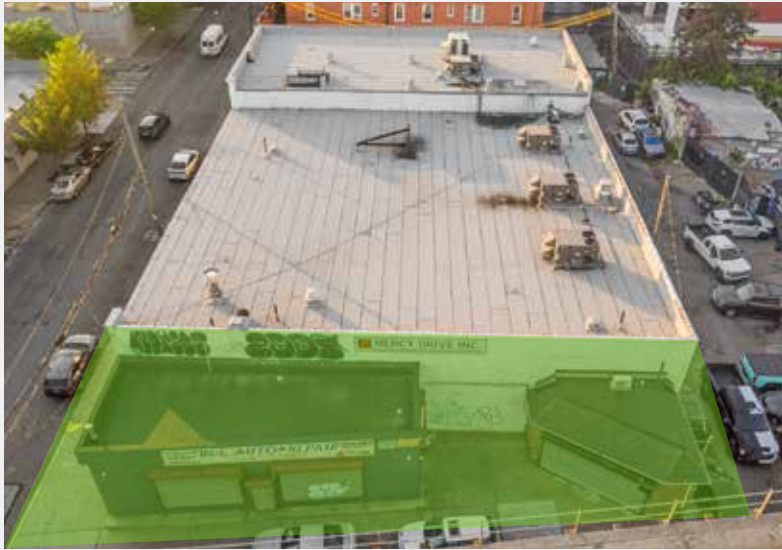
The lot measures approximately 37.92 ft. x 90.42 ft. (irregular), with a total lot size of about 3,235 square feet. Additionally, the property is just steps away from the Westchester Sq-E Tremont Avenue (6) subway station.

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