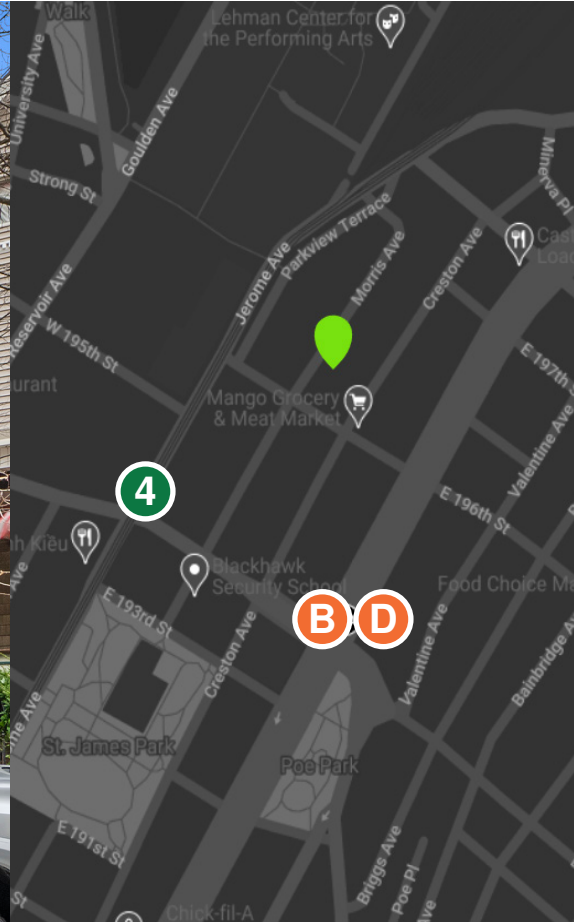


IPRG

2760 & 2762 MORRIS AVENUE
BRONX, NY 10468

CLOSED



SALE PRICE

\$2,950,000

PROPERTY DESCRIPTION

BLOCK & LOT:	03318-0075/0076
NEIGHBORHOOD:	Bedford Park
CROSS STREETS:	East 196th St & Parkview Terrace
LOT DIMENSIONS:	50 ft x 95.31 ft
ZONING:	R8
FAR:	6.02 / 7.20
TAX CLASS:	1
NOTES:	Delivered Vacant

SALE METRICS

50 ft x 95.31 ft

Lot Dimensions

28,688

Approx. BSF with 6.02 FAR

\$103

\$/BSF with 6.02 FAR

R8

Zoning

34,312

Approx. BSF with UAP bonus 7.2 FAR

\$86

\$/BSF with UAP bonus 7.2 FAR

DELIVERED VACANT

DEREK
BESTREICH
718.360.8802

STEVE
REYNOLDS
718.360.2993

BRIAN
DAVILA
718.360.8849

JOHN
LOCH
718.360.4910