1418 DORIS STREET, BRONX, NY 10462

EXCLUSIVE OFFERING MEMORANDUM





1418 DORIS STREET, BRONX, NY 10462

75 FOOT FRONTAGE DEVELOPMENT SITE FOR SALE

TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS

Jared Friedman	David Roman	Daniel Morrison
Senior Director	Associate	Associate
718.550.0087	718.360.9609	718.360.0668
jfriedman@iprg.com	droman@iprg.com	dmorrison@iprg.com

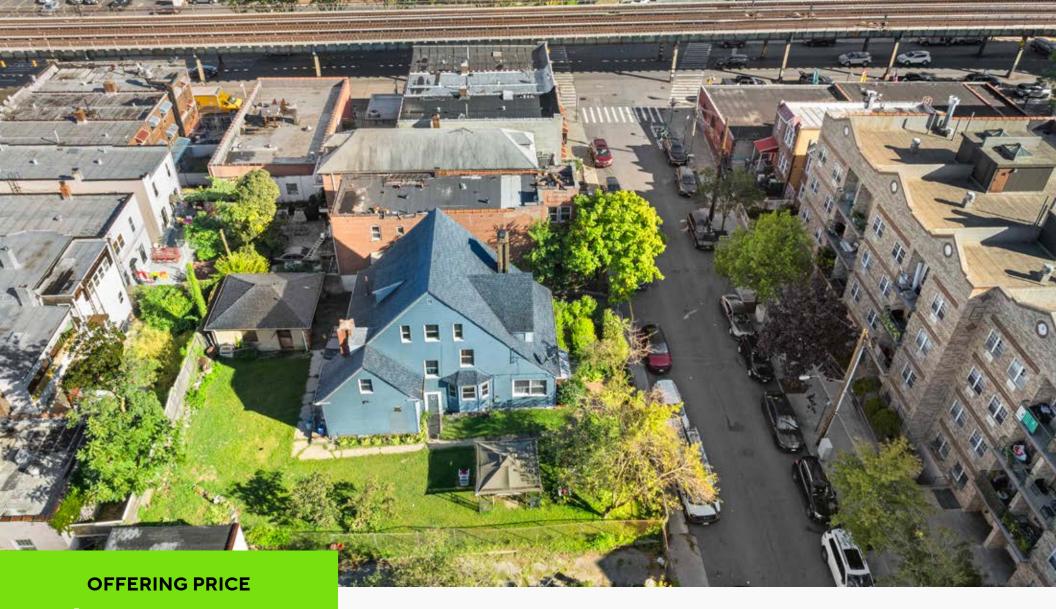
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.



INVESTMENT PRICING

1418 DORIS STREET





\$1,400,000

INVESTMENT HIGHLIGHTS

10,688 75 ft x 95 ft R5A
Approx. Buildable SF Lot Dimensions Zoning

\$131 7,125 1.5
\$/BSF Lot Size FAR

DELIVERED VACANT



PROPERTY INFORMATION

1418 DORIS STREET



75 FOOT FRONTAGE DEVELOPMENT SITE FOR SALE

Investment Property Realty Group (IPRG) has been exclusively retained to sell 1418 Doris Street. The offering consists of a development site that is located in the Westchester Village section of the Bronx.

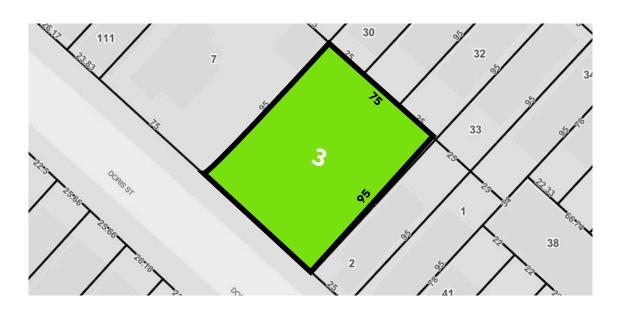
The subject property boasts a 75-foot-wide lot and goes 95 feet deep with a single-family home on the lot that will be delivered vacant. This lot sits in an R5A zoning that allows you to build up to 10,688 residential square footage.

The property is conveniently located within walking distance of both the Zerega Avenue and Castle Hill Avenue Subway Station, serving 6 trains.

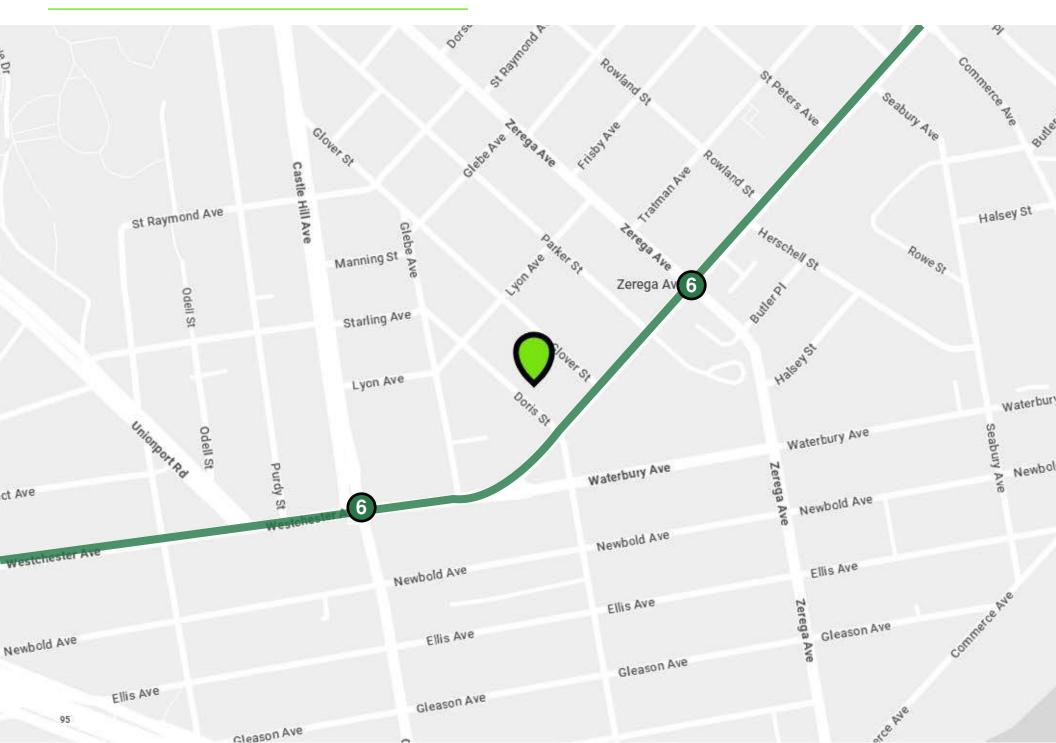
BUILDING INFORMATION

BLOCK & LOT	3965-0003
NEIGHBORHOOD	Westchester Village
CROSS STREETS	Lyon Ave x Westchester Ave
LOT DIMENSIONS	75 ft x 95 ft
TOTAL LOT SF	7,125
ZONING	R5A
FAR	1.5
BUILDABLE SQUARE FOOTAGE	10,688
TAX CLASS	1
NOTES	Delivered Vacant

TAX MAP



75 FOOT FRONTAGE DEVELOPMENT SITE FOR SALE



75 FOOT FRONTAGE DEVELOPMENT SITE FOR SALE





1418 DORIS STREET, BRONX, NY 10462

75 FOOT FRONTAGE DEVELOPMENT SITE FOR SALE



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS

David Roman

Associate

Jared Friedman
Senior Director
718.550.0087

718.550.0087 718.360.9609 jfriedman@iprg.com droman@iprg.com Associate

718.360.0668

Daniel Morrison

dmorrison@iprg.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.