



1077 INTERVALE AVENUE/1074 HALL PLACE, BRONX, NY 10459

EXCLUSIVE OFFERING MEMORANDUM

Vacant Block-Through Warehouse For Sale

IPRG

1077 INTERVALE AVENUE/1074 HALL PLACE, BRONX, NY 10459



VACANT BLOCK-THROUGH WAREHOUSE FOR SALE

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VACANT BLOCK-THROUGH WAREHOUSE FOR SALE

TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

FOR MORE INFORMATION,
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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.

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IPRG

INVESTMENT PRICING

1077 INTERVALE AVENUE / 1074 HALL PLACE





OFFERING PRICE
\$3,300,000

INVESTMENT HIGHLIGHTS

28 ft x 98 ft
Building Dimensions (Irregular)

11,932
Buildable SF (As-Of-Right)

4.0 (Wide Street)
FAR (As-Of-Right)

8,950
Building SF

DELIVERED VACANT

29.92 ft x 99.7 ft
Lot Dimensions

14,915
Buildable SF (City of Yes)

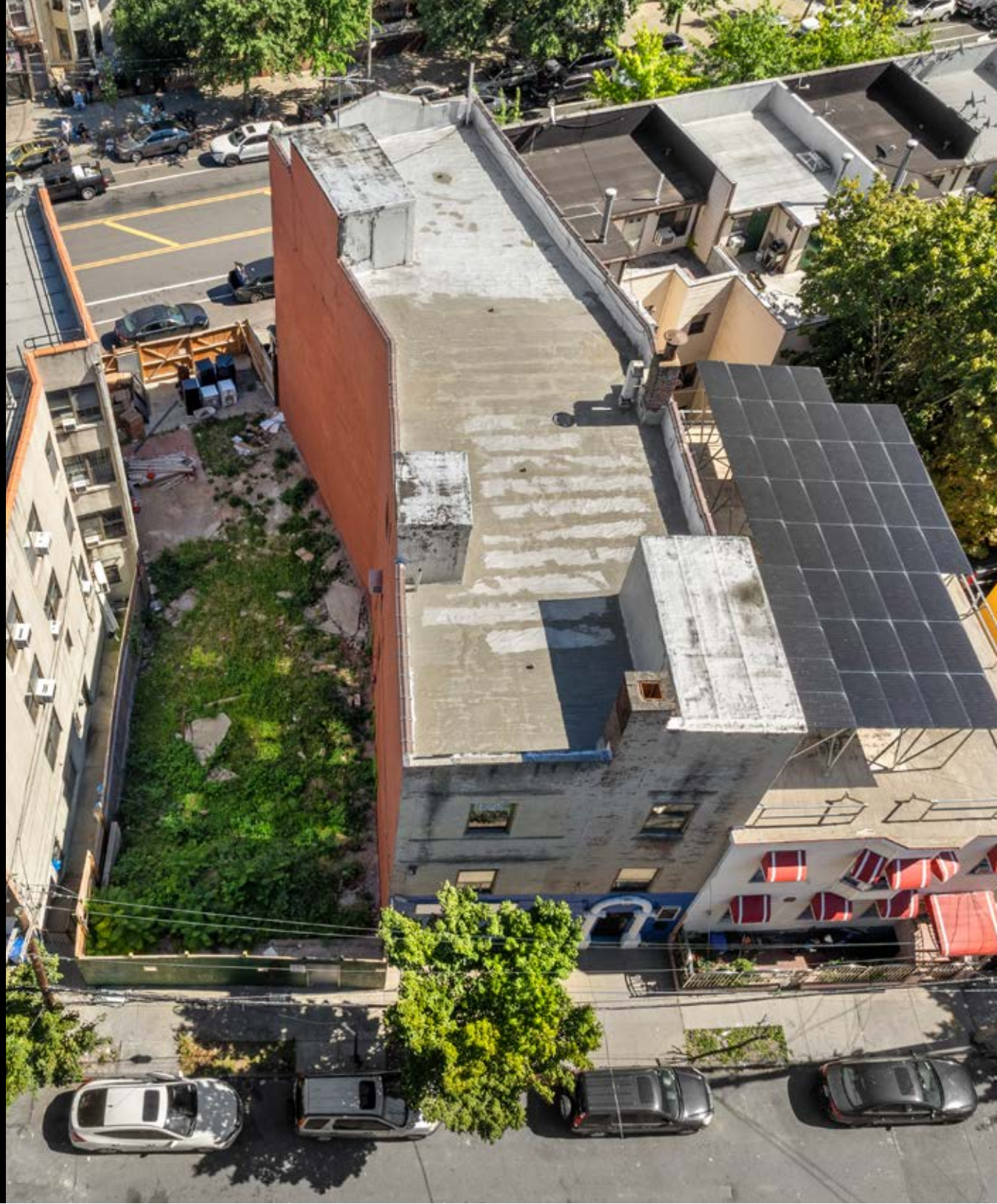
5.0
FAR (City of Yes)

3
Stories

IPRG

PROPERTY INFORMATION

1077 INTERVALE AVENUE / 1074 HALL PLACE



VACANT BLOCK-THROUGH WAREHOUSE **FOR SALE**

Investment Property Realty Group (IPRG) has been exclusively retained to sell 1077 Intervale Avenue/1074 Hall Place. The subject property is a three-story block through warehouse that is located in the Foxhurst section of the Bronx.

The property is an estimated 8,950 SF three-story warehouse that is fully built to the lot. The building has high ceilings and has entrances on both Intervale and Hall Place. The building is in an R7-1 zone and a wide street allowing for a residential conversion. The property will be delivered vacant, welcoming either an investor or owner operator to come in.

This building is on a 29.92 FT X 99.7 FT (Irregular) lot and built in 1923.

The property is located within walking distance to the Intervale Avenue & Simpson Street Subway Station (2,5).

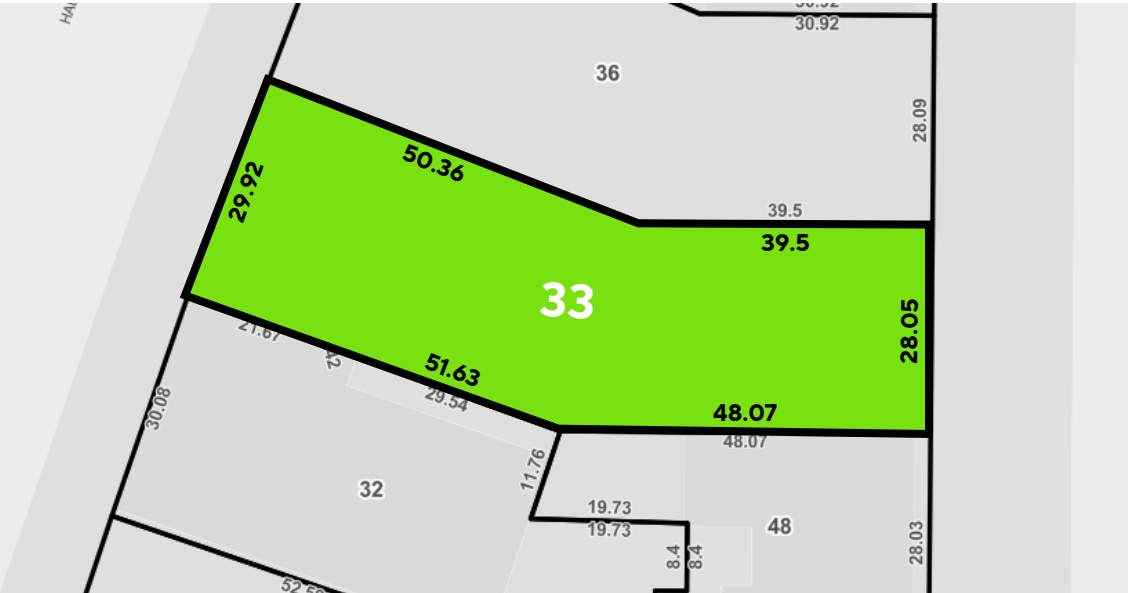
HIGHLIGHTS

- Block-Through Building
- Delivered Vacant

BUILDING INFORMATION

BLOCK & LOT	2700-0033
NEIGHBORHOOD	Foxhurst
CROSS STREETS	East 167th Street & East 165th Street
BUILDING DIMENSIONS	28 ft x 98 ft (Irregular)
LOT DIMENSIONS	29.92 ft x 99.7 ft
LOT SF	2,983 SF (Irregular)
TOTAL BUILDABLE SF (AS OF RIGHT)	11,932
TOTAL BUILDABLE SF (CITY OF YES)	14,915
STORIES	3
TOTAL SQUARE FOOTAGE	8,950
ZONING	R7-1
FAR (AS OF RIGHT)	4.0 (Wide Street)
FAR (CITY OF YES)	5.0
TAX CLASS	4

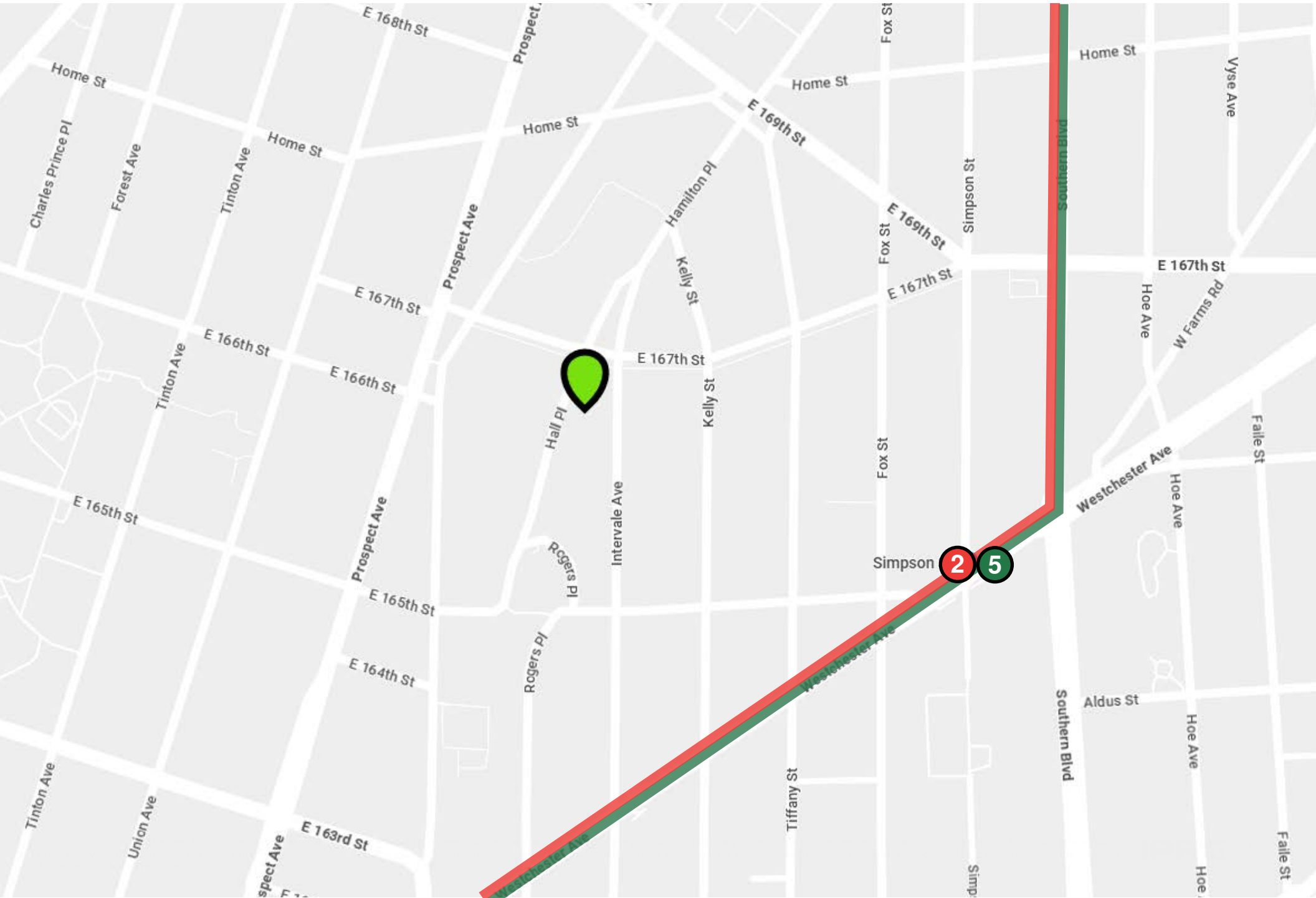
TAX MAP



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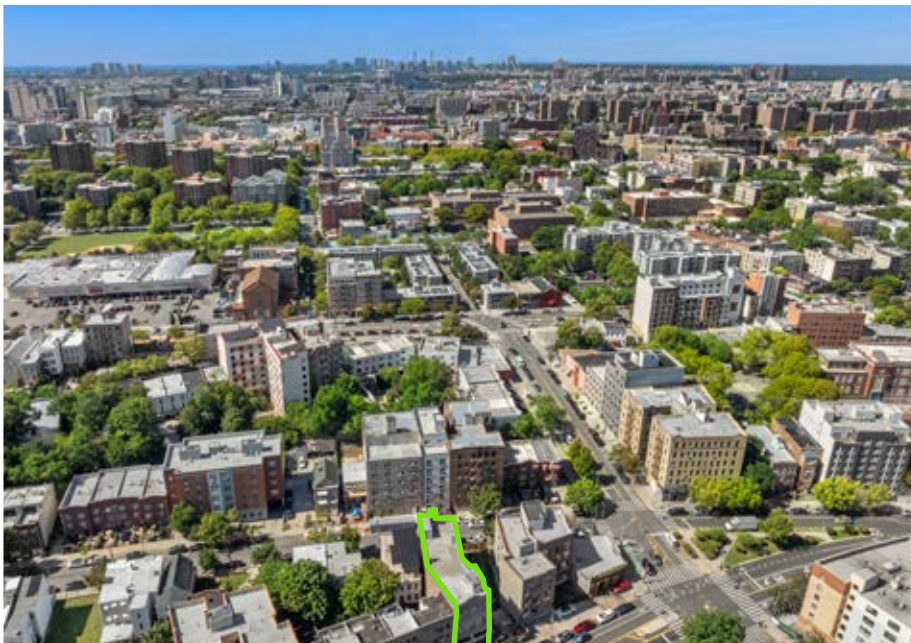
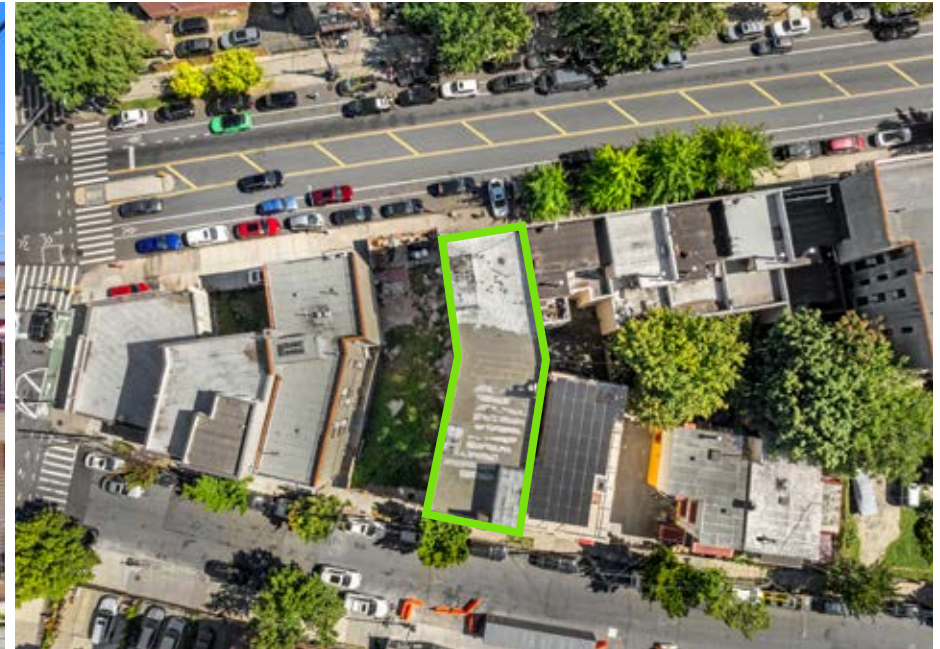
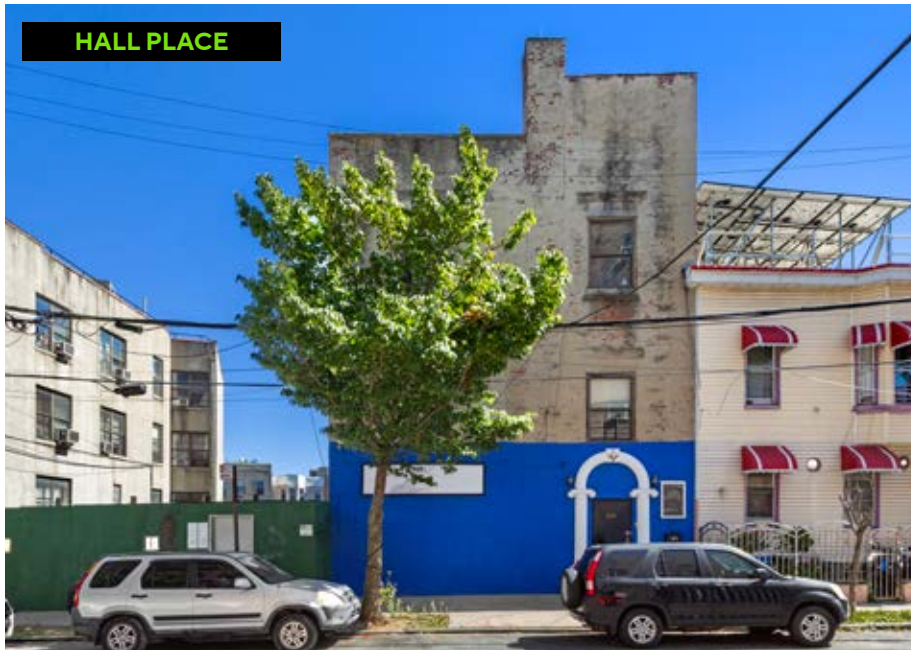
PROPERTY MAP



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VACANT BLOCK-THROUGH WAREHOUSE **FOR SALE**

ADDITIONAL PROPERTY PHOTOS



Form 34-215M-20111102 114

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF BRONX, CITY OF NEW YORK MG

No. 15889

Date 12/1/1950

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C-26-181.0 to C-26-187.0 inclusive Administrative Code 21.3.1, to 21.3.7, Building Code.)

This certificate supersedes C. O. No. 575-24 (Existing)

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ ~~altered~~ ~~existing~~ building—premises located at

1077 Intervale Ave., W.E., 1x9.35' S. of E. 167th St. Block 2700 Lot 33

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. or Alt. No.— 443-48 Construction classification— Nonfireproof

Occupancy classification— COMMERCIAL Height 3 stories, 46'8" Tlx

Date of completion— Prior to 11-24-54 Located in Business Use District,

B Area, Class 1 1/2 Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following regulations of the Board of Standards and Appeals:

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
First	On ground	5	0	5	Light Manufacturing, Storage
Mezzanine	120	0	14	14	Light Manufacturing
Second	120	12	30	42	Light Manufacturing
Third	120	15	10	25	Light Manufacturing
				E	
				N	
				A	
				N	
				T	

NOTES:—Fire Department approval of fuel oil installation, Interior Fire Alarm System and Fire-Extinguishing equipment received.

NOTES:—This Certificate of Occupancy is issued on condition that the floor area used for manufacturing shall not exceed 25% of the total floor area, but space equal to the area of the lot may be used, that premises may not be used for any use prohibited by Section 4 "a" of the Zoning Resolution and shall not be used for any trades, industry or use that is noxious or offensive by reason of the emission of odor, dust, smoke, gas or noise.

VACANT BLOCK-THROUGH WAREHOUSE FOR SALE

That the said land and premises above referred to are situated, bounded and described as follows:

(Note—See diagram below)

BEGINNING at a point on the West side of Intervale Avenue distant 129.35 feet South from the corner formed by the intersection of E 167th Street and Intervale Avenue

running thence W. 39.5' & 50.36 feet; thence S. 30.0' 29.92 feet; thence S. 51.63' & 48.07 feet; thence N. 28.05' feet;

to the point or place of beginning, being designated on the map as Block No. 2700 Lot No. 75

(SIGN HERE) *[Signature]*

APPLICANT

REGISTERED ARCHITECT
BLITHE S. BREWSTER
Architect of Registered
Architectural Professional
Engineer Herein

AUTHORIZATION OF OWNER: I hereby state that I have authorized the applicant to file this application for the work specified herein.

[Signature]
(Signature of Owner or Officer of Corp.)

Falsification of any statement is an offense under Section 982.9.0 of the Administrative Code and is punishable by a fine of not more than five hundred dollars (\$500.00) or imprisonment of not more than sixty (60) days or both.

Bribery is a Crime: A person who gives or offers a bribe to any employee of the City of New York, or an employee who takes or solicits a bribe, is guilty of a felony punishable by imprisonment for ten years or by a fine of \$4,000, or more, or both. Penal Law, Section 378 and 1820.

Above Block and Lot Verified _____ 19____

Department of _____

House Number _____ Dated _____ 19____ Bureau of _____

PLOT DIAGRAM must be drawn to indicated scale, showing the correct street lines from the city plan; the plot to be built upon in relation to the street lines and the portion of the lot to be occupied by the building; the legal grades and the existing grades, properly identified, of streets at nearest points from the proposed buildings in each direction; the House numbers and the Block and Lot numbers. Obtain this data from Bureau of Sewers and Highways and the Tax Department or consult Plans Desk in each Borough as to where data is available. Show dimensions of lot, building, courts and yards.

Status of Street: private—; public highway—; other _____

The legal width of _____ is _____ ft.; sidewalk width should be _____ ft.

The legal width of _____ is _____ ft.; sidewalk width should be _____ ft.

The street lines as shown in the diagram are substantially correct. Proposed changes in street lines and grades, if any, are indicated in red. The legal grades and the existing grades are indicated on the diagram thus: Legal Grade, 25.00. Existing, 24.00.

Dated _____ 19____ Bureau of _____

DIAGRAM E. 167TH ST.

39.5' 50.36' 129.35' 129.35' 28.05' 28.05' 51.63' 48.07' 51.63'

30.0' 29.92' 133.14' 133.14'

INTERVALE AVE.

N.

The north point of the diagram must agree with the arrow



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