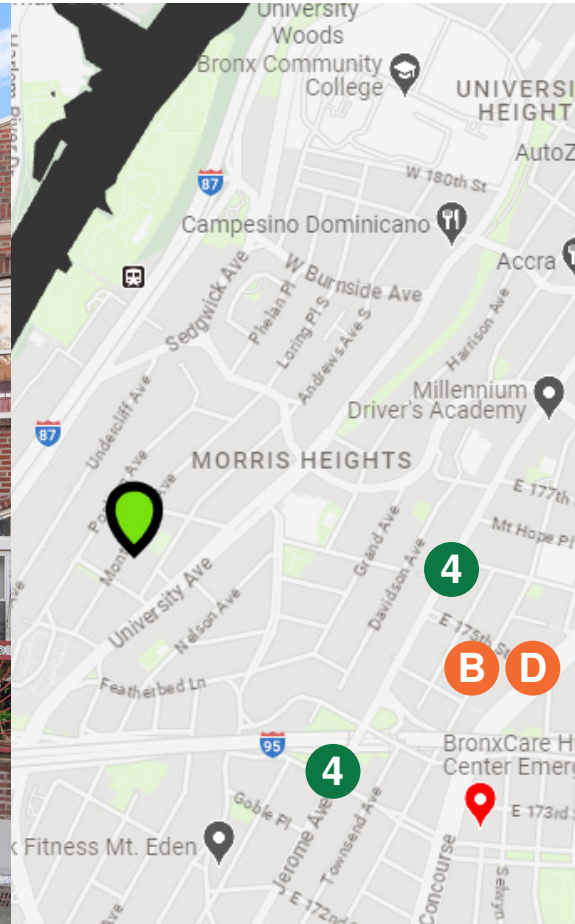


IPRG

1644 MONTGOMERY AVENUE BRONX, NY 10453

CLOSED



SALE PRICE

\$1,200,000

PROPERTY DESCRIPTION

BLOCK & LOT:	02878-0027
NEIGHBORHOOD:	Morris Heights
CROSS STREETS:	W 175th St & W 176th St
PROPERTY DIMENSIONS:	23.33 ft x 72 ft
LOT DIMENSIONS:	28 ft x 100 ft
ZONING:	R7-1
FAR:	3.44
TAX CLASS:	1

SALE METRICS

2 Apartments

of Units

5,039

Approx. Existing SF

R7-1

Zoning

\$238

Price/Existing SF

23.33 ft x 72 ft

Property Dimensions

28 ft x 100 ft

Lot Dimensions

9,632

Approx. Buildable SF

\$125

Price/Buildable SF

DELIVERED VACANT

DEREK
BESTREICH
718.360.8802

STEVE
REYNOLDS
718.360.2993

BRIAN
DAVILA
718.360.8849

JOHN
LOCH
718.360.4910