

4057 WHITE PLAINS ROAD, BRONX, NY 10466

EXCLUSIVE OFFERING MEMORANDUM

Vacant Corner Development Site with DOB-Approved Plans



IPRG

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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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INVESTMENT PRICING

4057 WHITE PLAINS ROAD





OFFERING PRICE

\$2,500,000

INVESTMENT HIGHLIGHTS

22,581
Approved Plans Buildable SF

\$111
Price/BSF

56.25 ft x 100 ft
Lot Dimensions

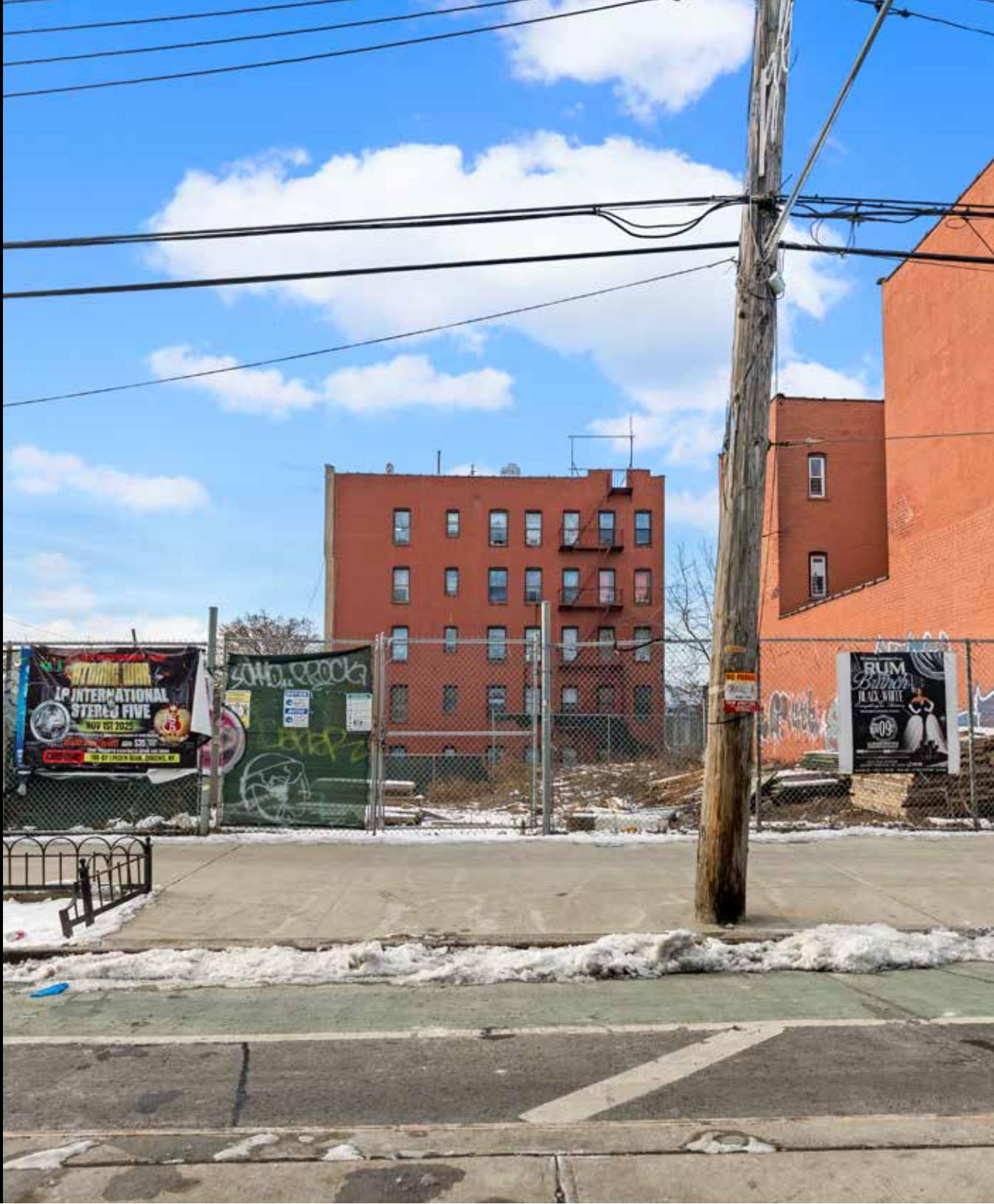
3 (Wide Street)
FAR

R6
Zoning

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PROPERTY INFORMATION

4057 WHITE PLAINS ROAD



4057 WHITE PLAINS ROAD, BRONX, NY 10466

VACANT CORNER DEVELOPMENT SITE WITH DOB-APPROVED PLANS **FOR SALE**

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 4057 White Plains Road. The offering consists of a corner fully approved shovel ready development site that is in the Wakefield section of the Bronx.

The subject property is a 56.25-foot-wide lot with a depth of 100 feet, located on a corner parcel that has been fully demolished. The site is being delivered with DOB-stamped, approved plans for a six-story mixed-use building consisting of 25 residential units, ground-floor retail, and on-site parking.

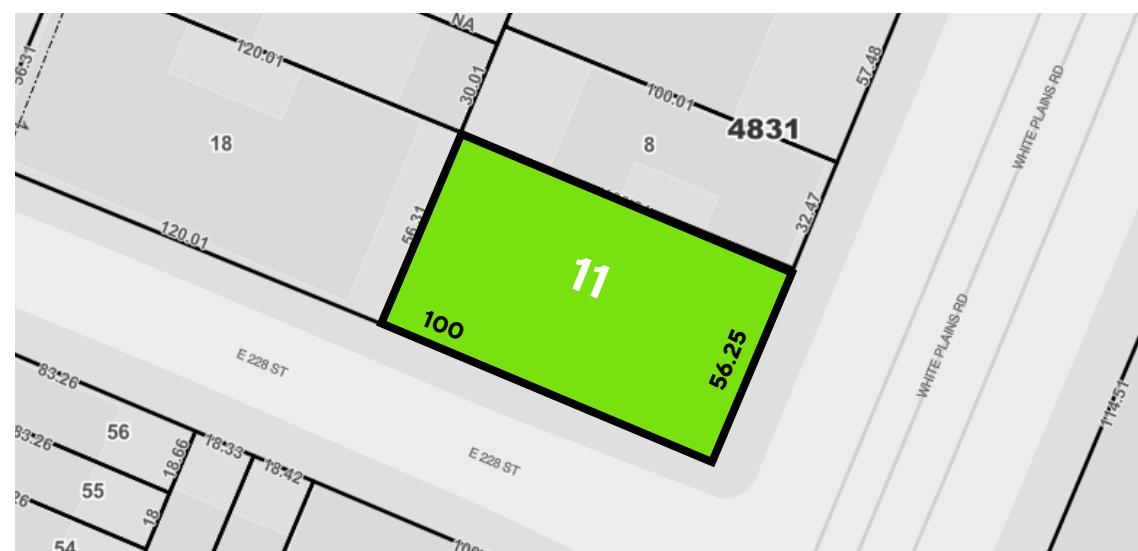
The approved plans total approximately 28,217 square feet and feature a unit mix of ten (10) one-bedroom apartments, five (5) two-bedroom apartments, and eight (8) studio apartments.

The property is ideally situated at the corner of White Plains Road and East 228th Street, within walking distance of the 225th Street and 233rd Street subway stations, serviced by the 2 and 5 lines.

BUILDING INFORMATION

BLOCK & LOT:	4831-0011
NEIGHBORHOOD:	Wakefield
CROSS STREETS:	Corner of East 228th Street & White Plains Road
LOT DIMENSIONS:	56.25 ft x 100 ft
BUILDABLE SF (Approved Plans/1st Floor- 6th Floor):	22,581
ZONING:	R6
FAR:	3 (Wide Street)
TAX CLASS:	4
NOTES:	Vacant Lot W/ Approved Plans (25 Apts, Retail, 13 Parking Spaces)

TAX MAP



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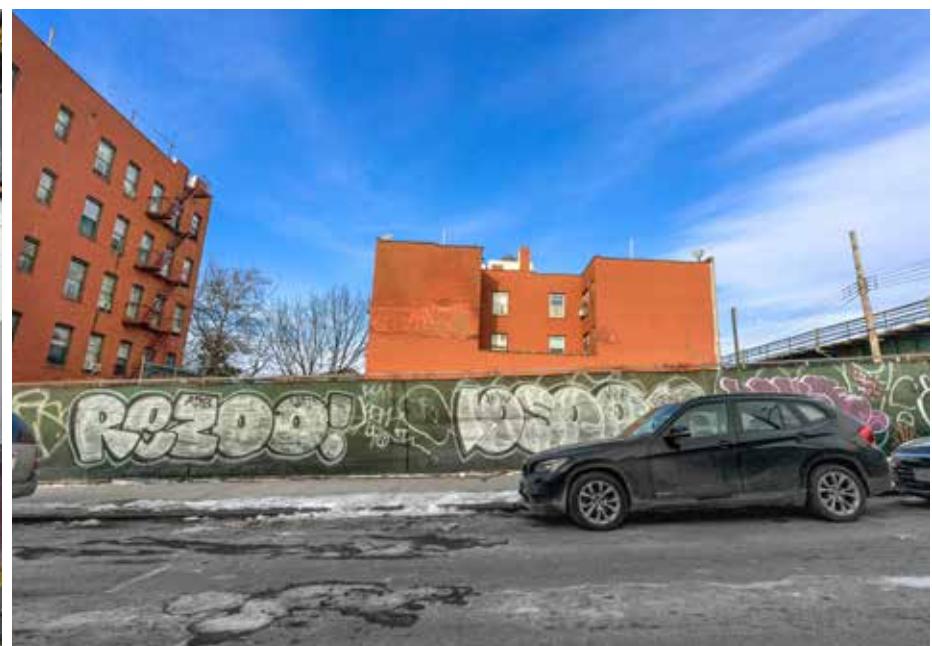
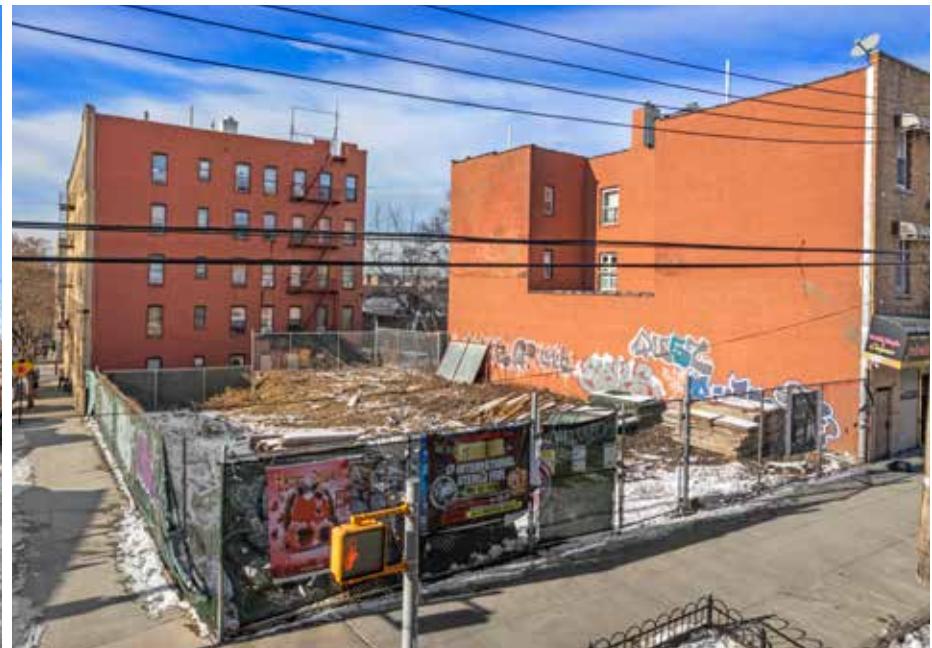
PROPERTY MAP



4057 WHITE PLAINS ROAD, BRONX, NY 10466

VACANT CORNER DEVELOPMENT SITE WITH DOB-APPROVED PLANS **FOR SALE**

ADDITIONAL PROPERTY PHOTOS





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