

4346 WHITE PLAINS ROAD, BRONX, NY 10466

IPRG

EXCLUSIVE OFFERING MEMORANDUM

Development Site/Vacant Retail in Wakefield



TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

Derek Bestreich	Steve Reynolds	Brian Davila	John Loch	Carson Brantley	Katiuska Polanco	Miguel Blasco
President	Founding Partner	Partner	Senior Associate	Associate	Associate	Associate
718.360.8802	718.360.2993	718.360.8849	718.360.4910	(212) 516-8517	929.566.5498	(718) 360-8517
derek@iprg.com	steve@iprg.com	bdavila@iprg.com	jloch@iprg.com	cbrantley@iprg.com	kpolanco@iprg.com	mblasco@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.

2 www.iprg.com 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.

IPRG

INVESTMENT PRICING

4346 WHITE PLAINS ROAD





OFFERING PRICE

\$2,400,000

DELIVERED VACANT

INVESTMENT HIGHLIGHTS

22,500
As-Is Buildable SF

\$106
\$/As-Is BSF

29,250
UAP Buildable SF

\$82
\$/UAP BSF

75 ft x 100 ft
Lot Dimensions

R6
Zoning

75 ft x 80 ft
Building Dimensions

6,000 SF
Building SF

I PRG

PROPERTY INFORMATION

4346 WHITE PLAINS ROAD



Investment Property Realty Group (IPRG) has been exclusively retained to sell 4346 White Plains Road. The subject property is located between East 236th St & East 237th Street in Wakefield, Bronx.

The building is currently configured as two commercial spaces totaling approximately 6,000 square feet with 75 feet of frontage along White Plains Road. The total lot dimensions are 75 ft x 100 ft with R6 zoning. The property offers 22,500 buildable square feet (3.0 FAR) or 29,250 buildable square feet (3.9 FAR) with the City of Yes UAP FAR bonus. A developer can construct a new building with up to 33 apartments or 43 apartments with UAP.

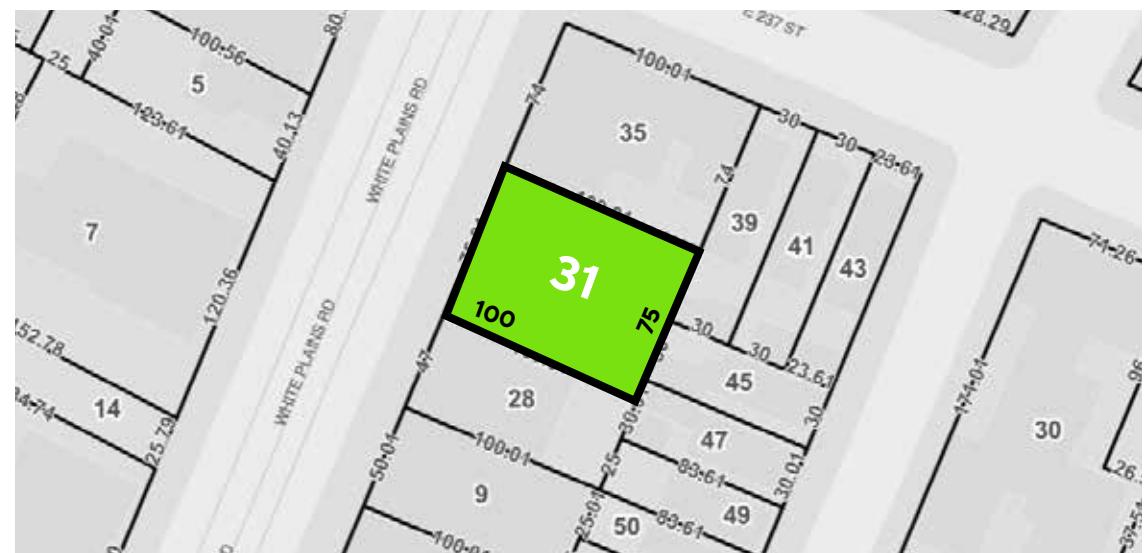
The property is located within walking distance to the 2 & 5 subway lines as well as the Woodlawn Metro North.

The property will be delivered vacant. The current tax bill is \$39,424 and will increase to \$40,527 on July 1, 2026.

BUILDING INFORMATION

BLOCK & LOT:	05043-0031
NEIGHBORHOOD:	Wakefield
CROSS STREETS:	E 236th & E 237th
BUILDING DIMENSIONS:	75 ft x 80 ft
TOTAL SQUARE FOOTAGE:	6,000 SF
TOTAL LOT DIMENSIONS:	75 ft x 100 ft
TOTAL BUILDABLE SF:	22,500/ 29,250 UAP
ZONING:	R6, C2-2
FAR:	3.0 (Wide Street) / 3.9 UAP
TAX CLASS:	Class 4
NOTES:	Mid-Block

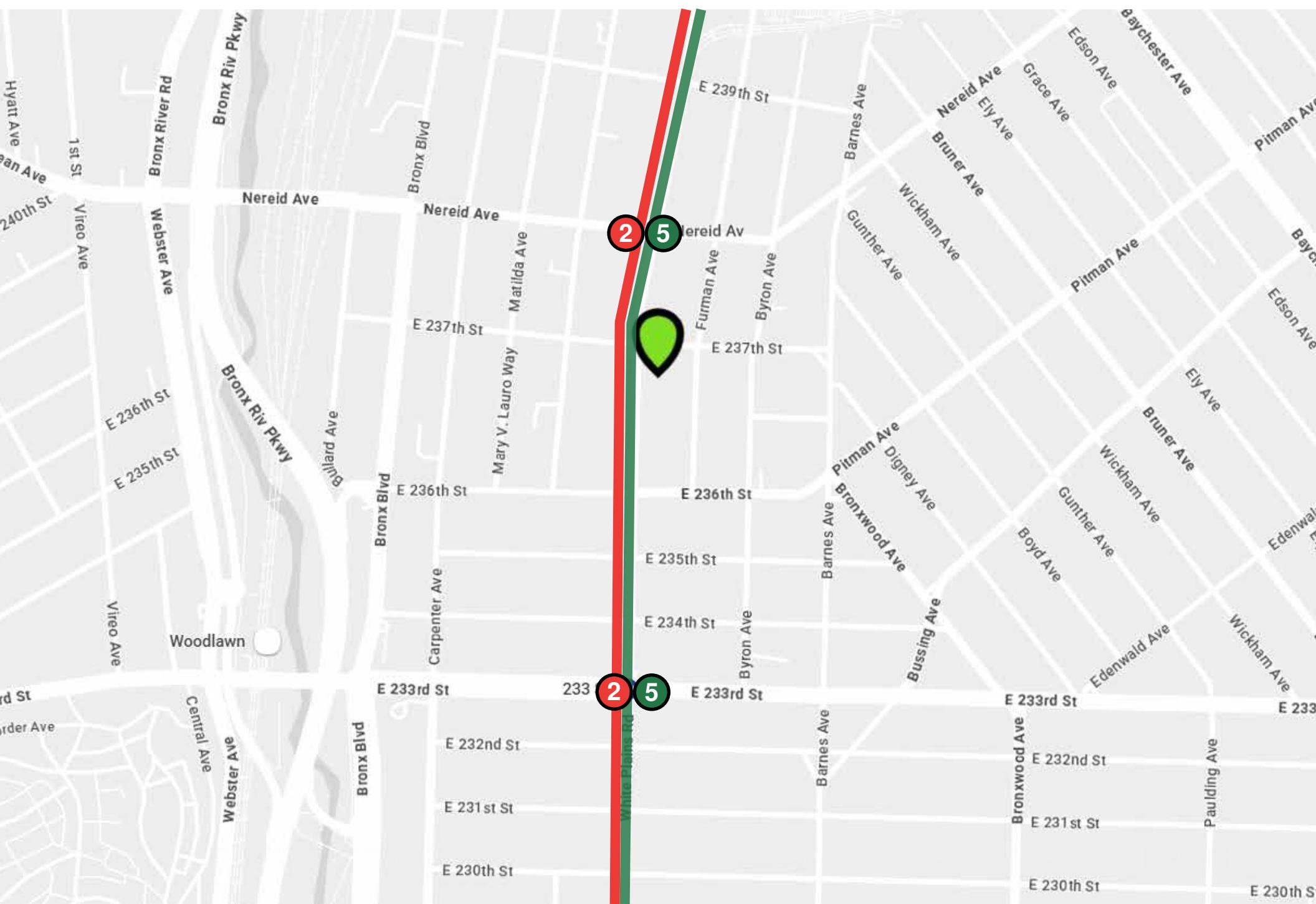
TAX MAP



4346 WHITE PLAINS ROAD, BRONX, NY 10466

DEVELOPMENT SITE/VACANT RETAIL IN WAKEFIELD **FOR SALE**

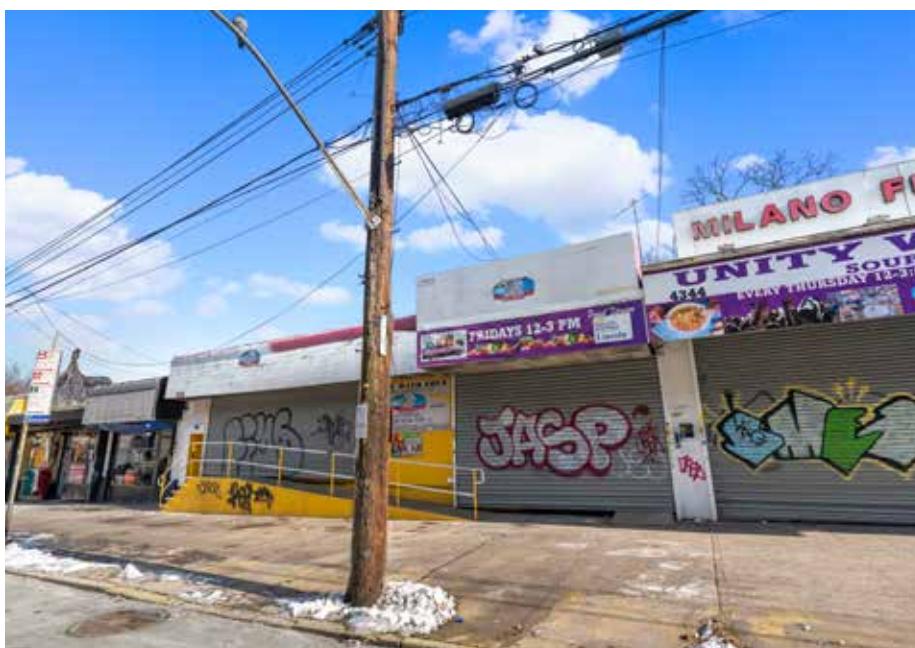
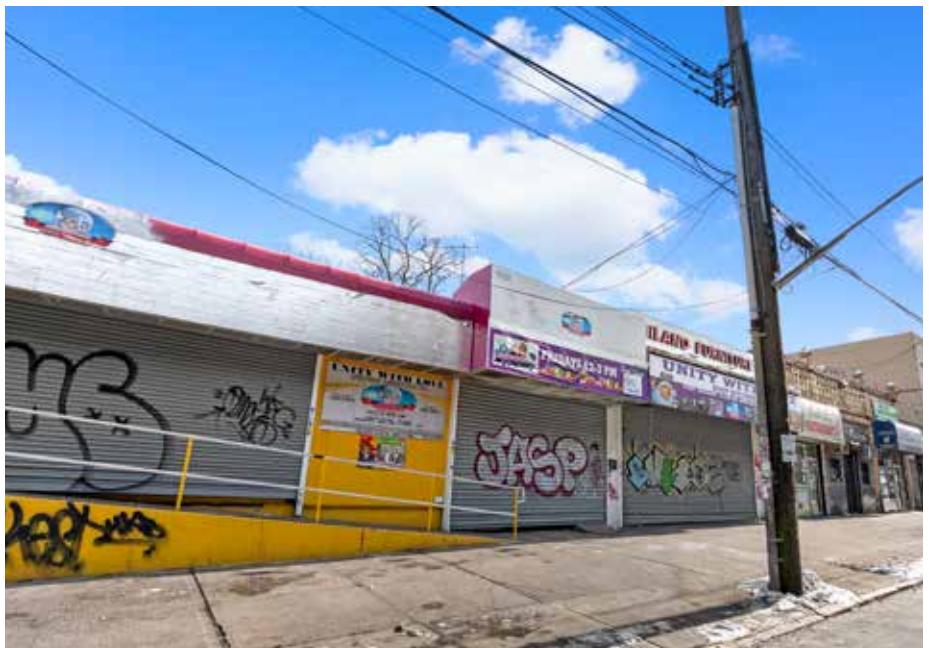
PROPERTY MAP



4346 WHITE PLAINS ROAD, BRONX, NY 10466

DEVELOPMENT SITE/VACANT RETAIL IN WAKEFIELD **FOR SALE**

ADDITIONAL PROPERTY PHOTOS





IPRG

4346 WHITE PLAINS ROAD, BRONX, NY 10466

DEVELOPMENT SITE/VACANT RETAIL IN WAKEFIELD **FOR SALE**

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS

Derek Bestreich

President

718.360.8802

derek@iprg.com

Steve Reynolds

Founding Partner

718.360.2993

steve@iprg.com

Brian Davila

Partner

718.360.8849

bdavila@iprg.com

John Loch

Senior Associate

718.360.4910

jloch@iprg.com

Carson Brantley

Associate

(212) 516-8517

cbrantley@iprg.com

Katiuska Polanco

Associate

929.566.5498

kpolanco@iprg.com

Miguel Blasco

Associate

(718) 360-8517

mblasco@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.