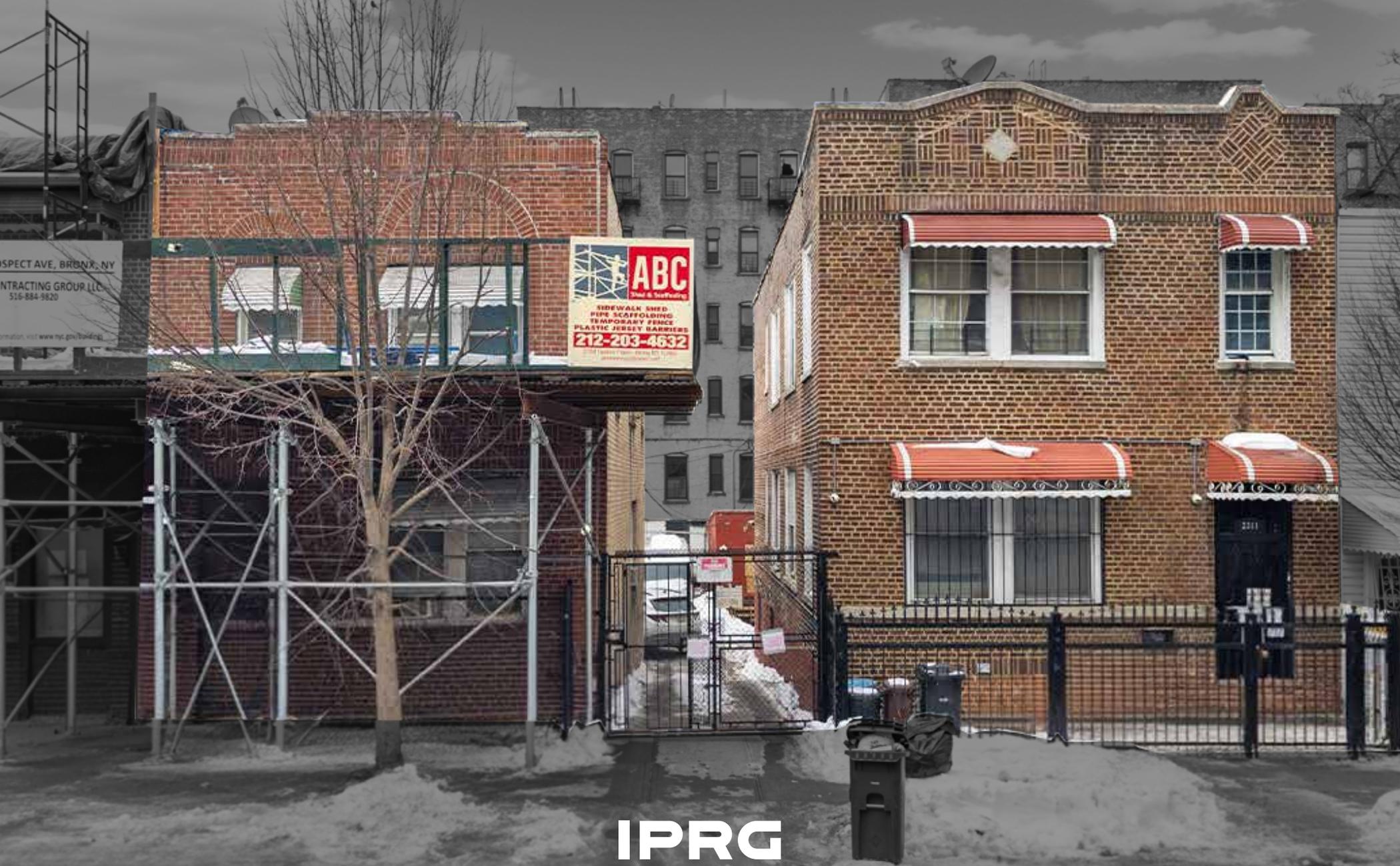


# 2309-2311 PROSPECT AVENUE, BRONX, NY 10458

## EXCLUSIVE OFFERING MEMORANDUM

### Development Site For Sale in Belmont



# IPRG

2309-2311 PROSPECT AVENUE, BRONX, NY 10458

**IPRG**

DEVELOPMENT SITE IN BELMONT FOR SALE

2309-2311 PROSPECT AVENUE, BRONX, NY 10458

DEVELOPMENT SITE IN BELMONT FOR SALE

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FOR MORE INFORMATION,  
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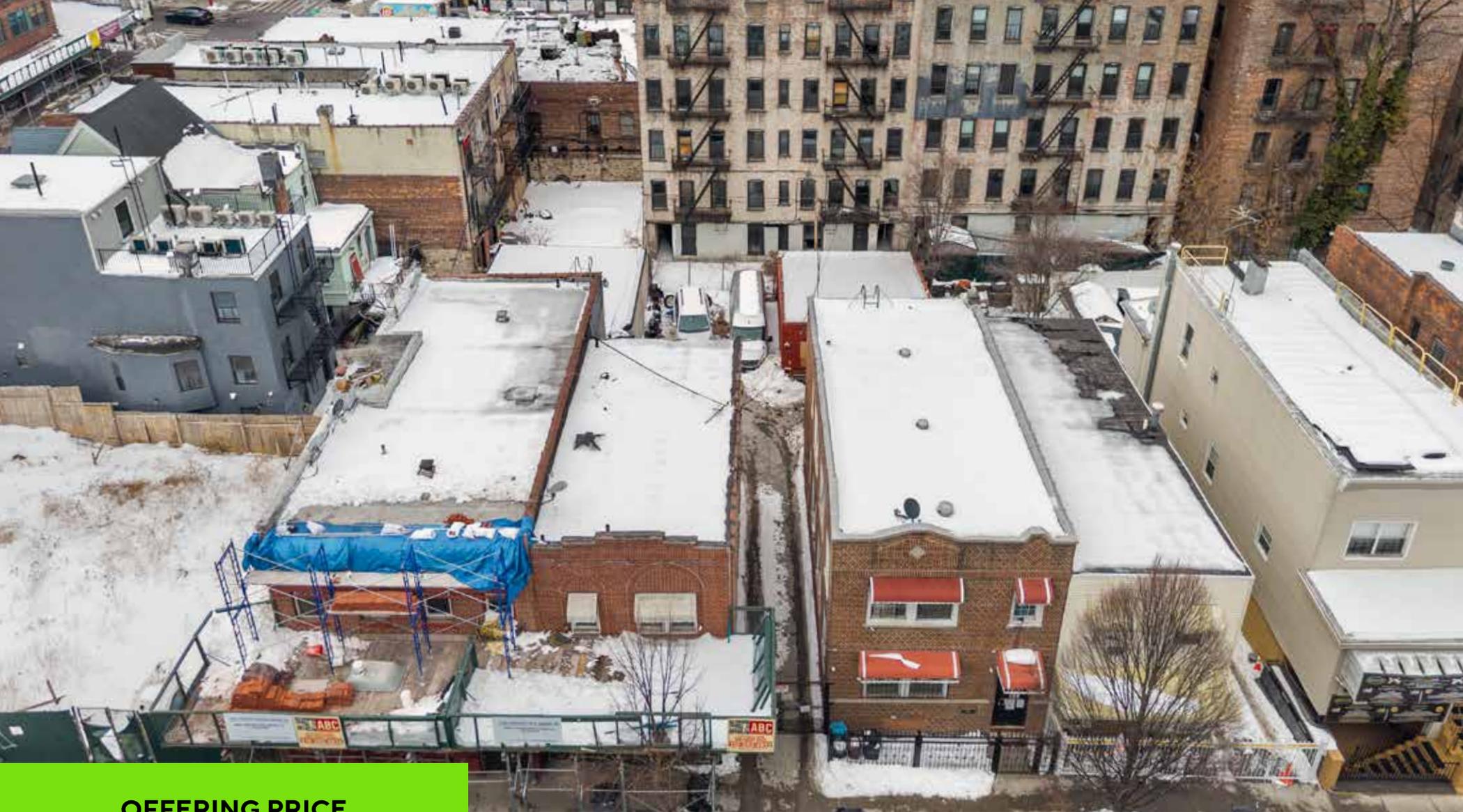
[www.iprg.com](http://www.iprg.com)

# IPRG

## INVESTMENT PRICING

2309-2311 PROSPECT AVENUE





**OFFERING PRICE**

**\$2,150,000**

## INVESTMENT HIGHLIGHTS

50 ft x 95ft  
Lot Dimensions

16,340  
Total Buildable SF

\$132  
Price/Buildable SF

**DELIVERED VACANT**

23,750  
Total Buildable SF (UAP)

\$91  
Price/Buildable SF (UAP)

# IPRG

## PROPERTY INFORMATION

2309-2311 PROSPECT AVENUE





# 2309-2311 PROSPECT AVENUE, BRONX, NY 10458

DEVELOPMENT SITE IN BELMONT FOR SALE

PROPERTY MAP



# 2309-2311 PROSPECT AVENUE, BRONX, NY 10458

DEVELOPMENT SITE IN BELMONT FOR SALE

ADDITIONAL PROPERTY PHOTOS





2309-2311 PROSPECT AVENUE, BRONX, NY 10458

DEVELOPMENT SITE IN BELMONT FOR SALE



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