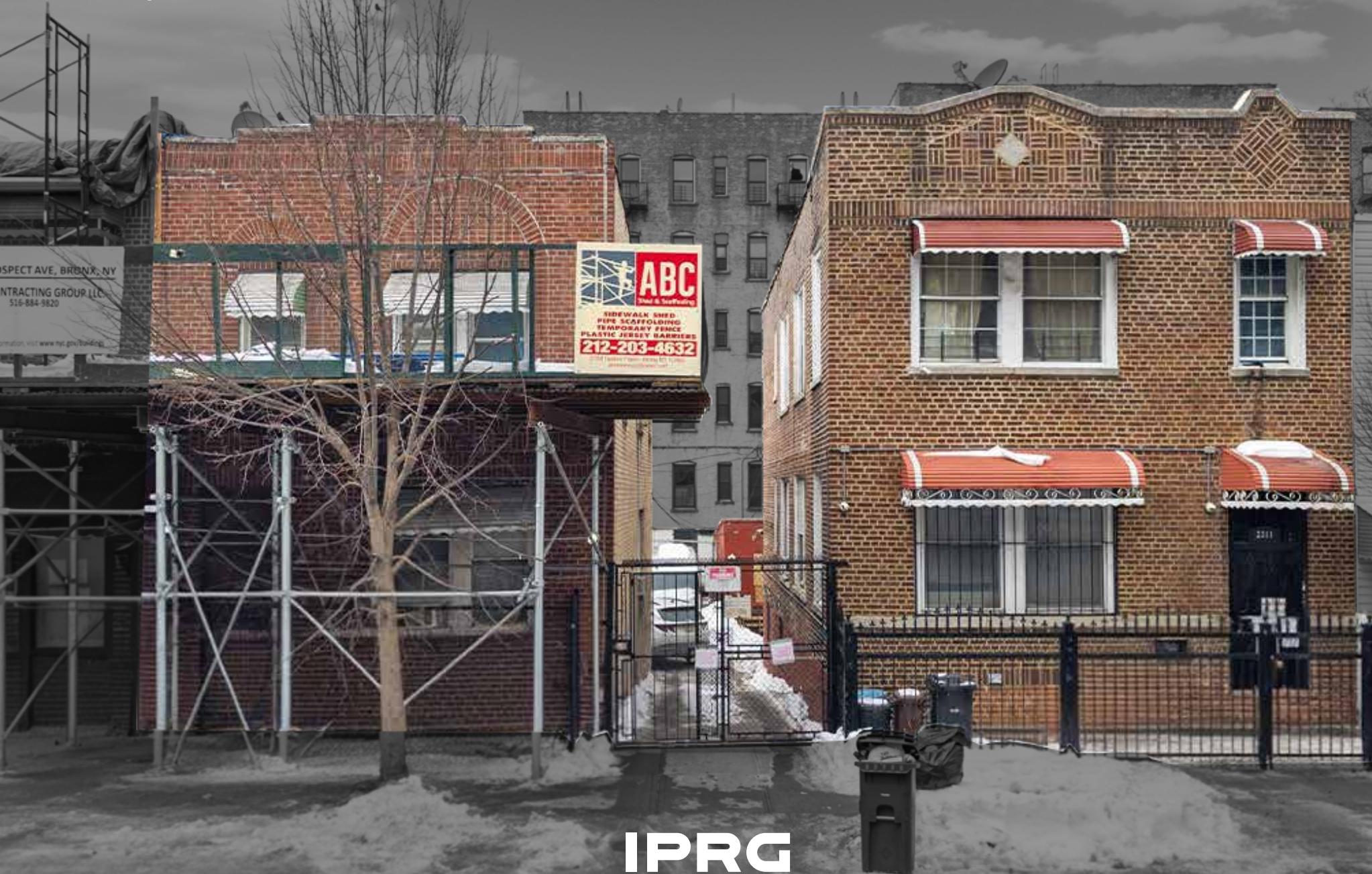


2309-2311 PROSPECT AVENUE, BRONX, NY 10458

EXCLUSIVE OFFERING MEMORANDUM

Development Site For Sale in Belmont



IPRG

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FOR MORE INFORMATION,
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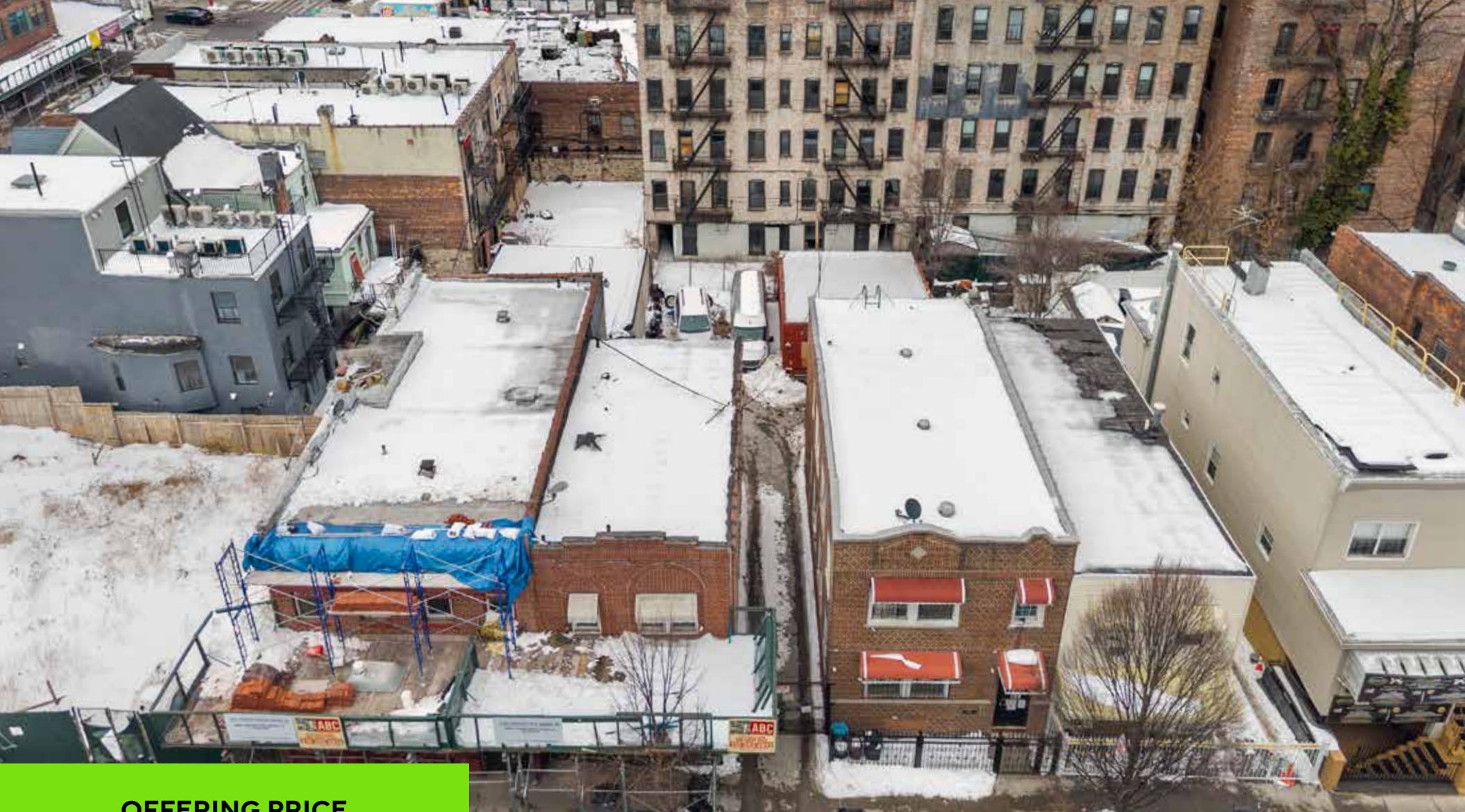
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IPRG

INVESTMENT PRICING

2309-2311 PROSPECT AVENUE





OFFERING PRICE

\$2,300,000

DELIVERED VACANT

INVESTMENT HIGHLIGHTS

50 ft x 95ft
Lot Dimensions

23,750
Total Buildable SF (UAP)

16,340
Total Buildable SF

\$97
Price/Buildable SF (UAP)

\$141
Price/Buildable SF

I PRG

PROPERTY INFORMATION

2309-2311 PROSPECT AVENUE



Investment Property Realty Group (IPRG) has been exclusively retained to sell 2309-2311 Prospect Avenue. The subject property is between East 183rd Street & East 187th Street in the Belmont Section of The Bronx.

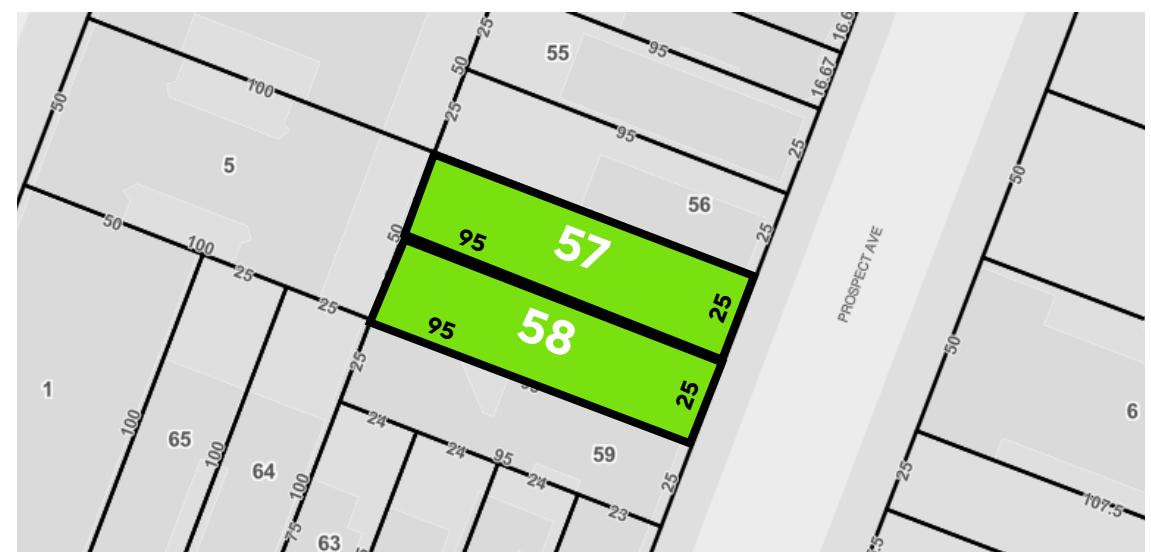
The property lot is 50 ft by 95 ft making it a 4,750-sf lot. The property is a R7-1 Zoning yielding a total buildable square footage of 16,340 and with UAP is 23,750 BSF. Also, could be seen as a redevelopment play. There are 2 brick buildings on each lot. 2309 Prospect Avenue building size measures 19 ft by 41 ft and 2311 Prospect Avenue building size measures 21 ft by 46 ft.

The property is located within walking distance to the 4, D subway lines & Fordham Metro North Station.

BUILDING INFORMATION

BLOCK & LOT:	3102-57, 3102-0058
NEIGHBORHOOD:	Belmont
CROSS STREETS:	East 183rd St & East 187th St
LOT DIMENSIONS:	50 ft x 95ft
TOTAL BUILDABLE SF:	16,340 / 23,750 (UAP)
ZONING:	R7-1
FAR:	3.44 / 5.0 (UAP)
TAX CLASS / ANNUAL TAXES:	Class 1 / \$5,800
NOTES:	Delivered Vacant

TAX MAP

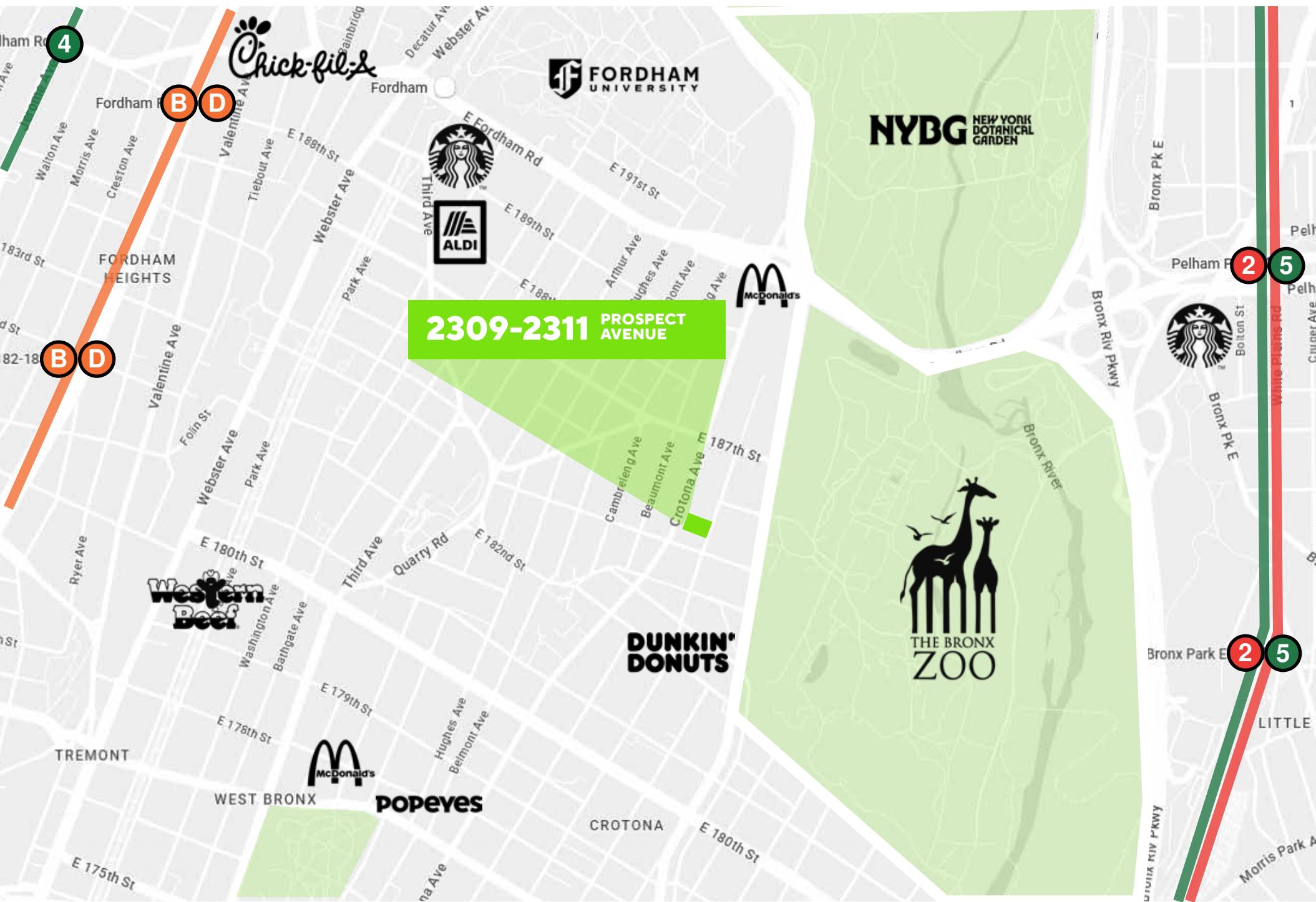


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2309-2311 PROSPECT AVENUE, BRONX, NY 10458

DEVELOPMENT SITE IN BELMONT **FOR SALE**

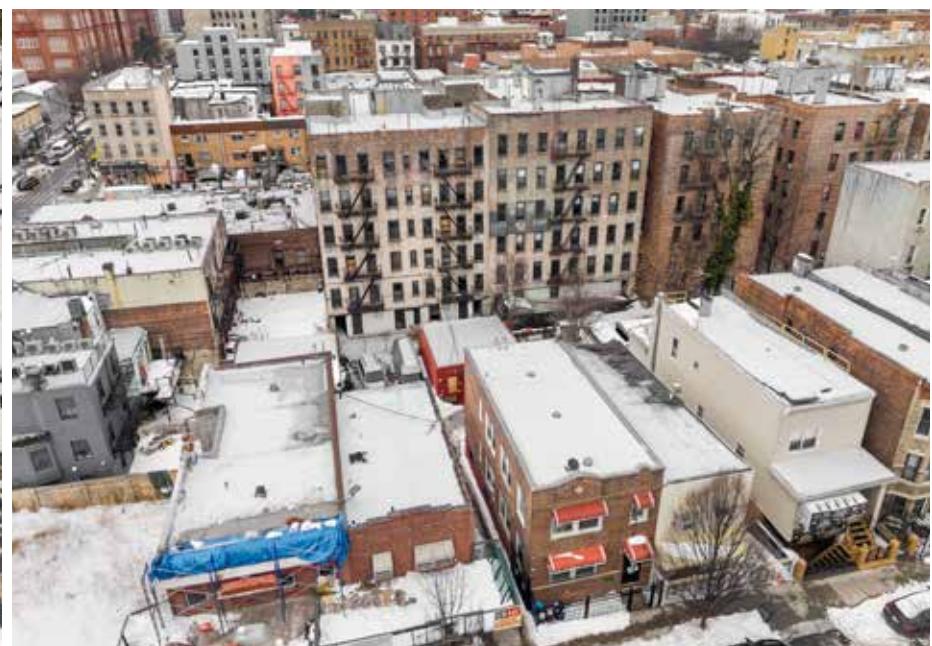
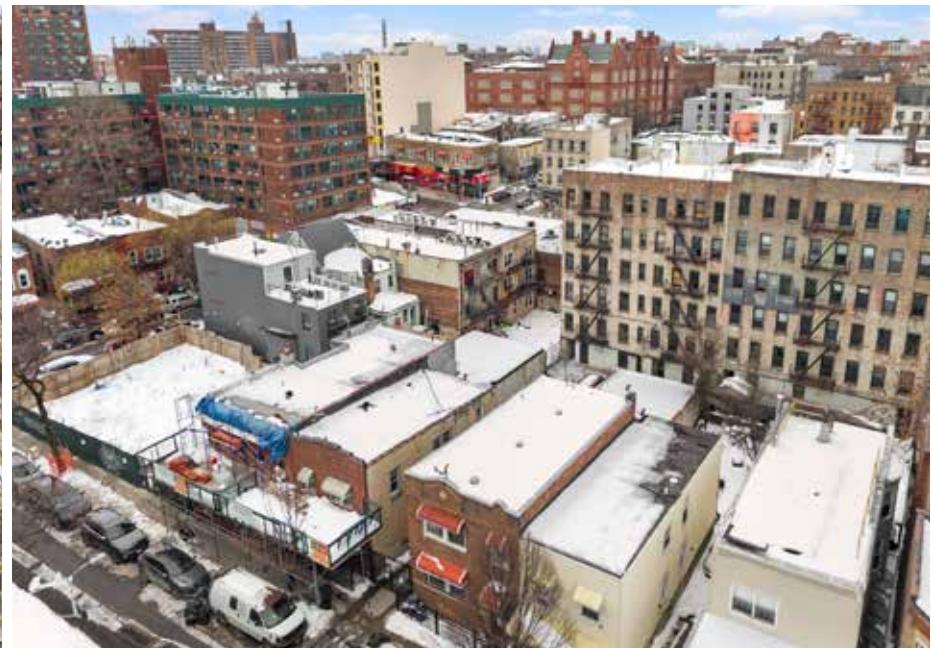
PROPERTY MAP



2309-2311 PROSPECT AVENUE, BRONX, NY 10458

DEVELOPMENT SITE IN BELMONT FOR SALE

ADDITIONAL PROPERTY PHOTOS



IPRG

2309-2311 PROSPECT AVENUE, BRONX, NY 10458

DEVELOPMENT SITE IN BELMONT **FOR SALE**



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