

**1866 UNIVERSITY AVENUE BRONX, NY 10453**

**EXCLUSIVE OFFERING MEMORANDUM**

**Development Site in Morris Heights**



**IPRG**

1866 UNIVERSITY AVENUE, BRONX, NY 10453

**IPRG**

DEVELOPMENT SITE IN MORRIS HEIGHTS FOR SALE

1866 UNIVERSITY AVENUE, BRONX, NY 10453

DEVELOPMENT SITE IN MORRIS HEIGHTS FOR SALE

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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.

[www.iprg.com](http://www.iprg.com)

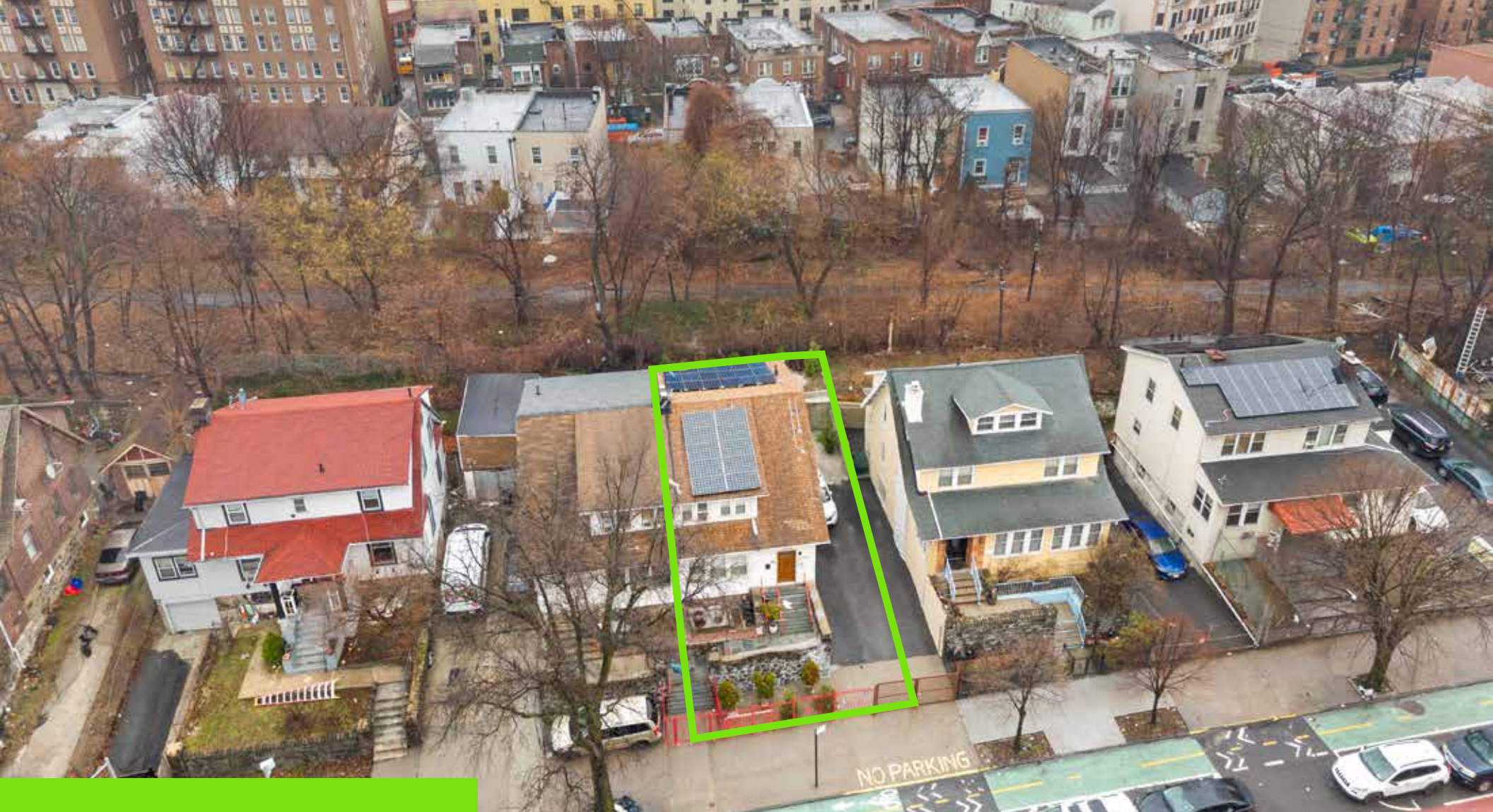
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# IPRG

## INVESTMENT PRICING

1866 UNIVERSITY AVENUE





**OFFERING PRICE**  
**\$1,300,000**

## INVESTMENT HIGHLIGHTS

37.5 ft x 68.43 ft  
Lot Dimensions

9,844  
Total Buildable SF

\$132  
Price/Buildable SF

**DELIVERED VACANT**

12,330  
Total Buildable SF (UAP)

\$105  
Price/Buildable SF (UAP)

# IPRG

## PROPERTY INFORMATION

1866 UNIVERSITY AVENUE



# 1866 UNIVERSITY AVENUE, BRONX, NY 10453

DEVELOPMENT SITE IN MORRIS HEIGHTS **FOR SALE**

## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 1866 University Avenue. The subject property is located between West Burnside Ave & Morton Place in Morris Heights, Bronx.

The total lot dimensions are 37.5 ft x 68.43 ft with R7-1 zoning. The property offers 9,844 buildable square feet (4.0 FAR wide street) or 12,330 buildable square feet (5.01 FAR) with the City of Yes UAP FAR bonus. A developer can construct a new building with up to 14 apartments or 18 apartments with UAP.

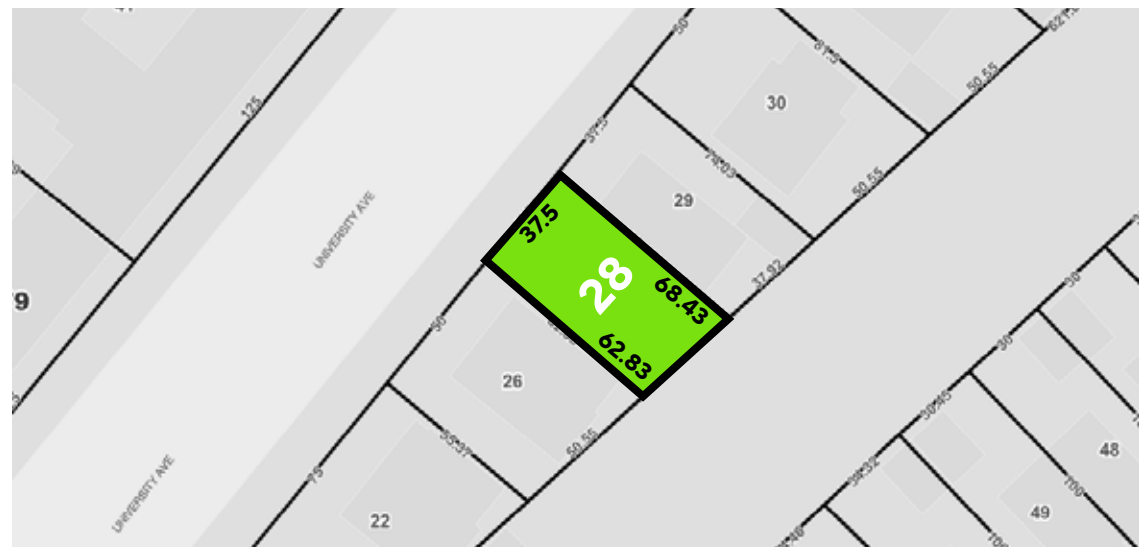
The property is located within walking distance to the 4, B and D subway lines and quick access to the Major Deegan Expressway.

The property will be delivered vacant.

## BUILDING INFORMATION

|                           |                                     |
|---------------------------|-------------------------------------|
| BLOCK & LOT:              | 02868-0028                          |
| NEIGHBORHOOD:             | Morris Heights                      |
| CROSS STREETS:            | West Burnside Avenue & Morton Place |
| LOT DIMENSIONS:           | 37.5 ft x 68.43 ft                  |
| LOT SIZE:                 | 2,461 SF                            |
| TOTAL BUILDABLE SF:       | 9,844 BSF / 12,330 UAP              |
| ZONING:                   | R7-1                                |
| FAR:                      | 4.0 / 5.01 UAP                      |
| TAX CLASS / ANNUAL TAXES: | Class 1 / \$2,879                   |
| NOTES:                    | Opportunity Zone                    |

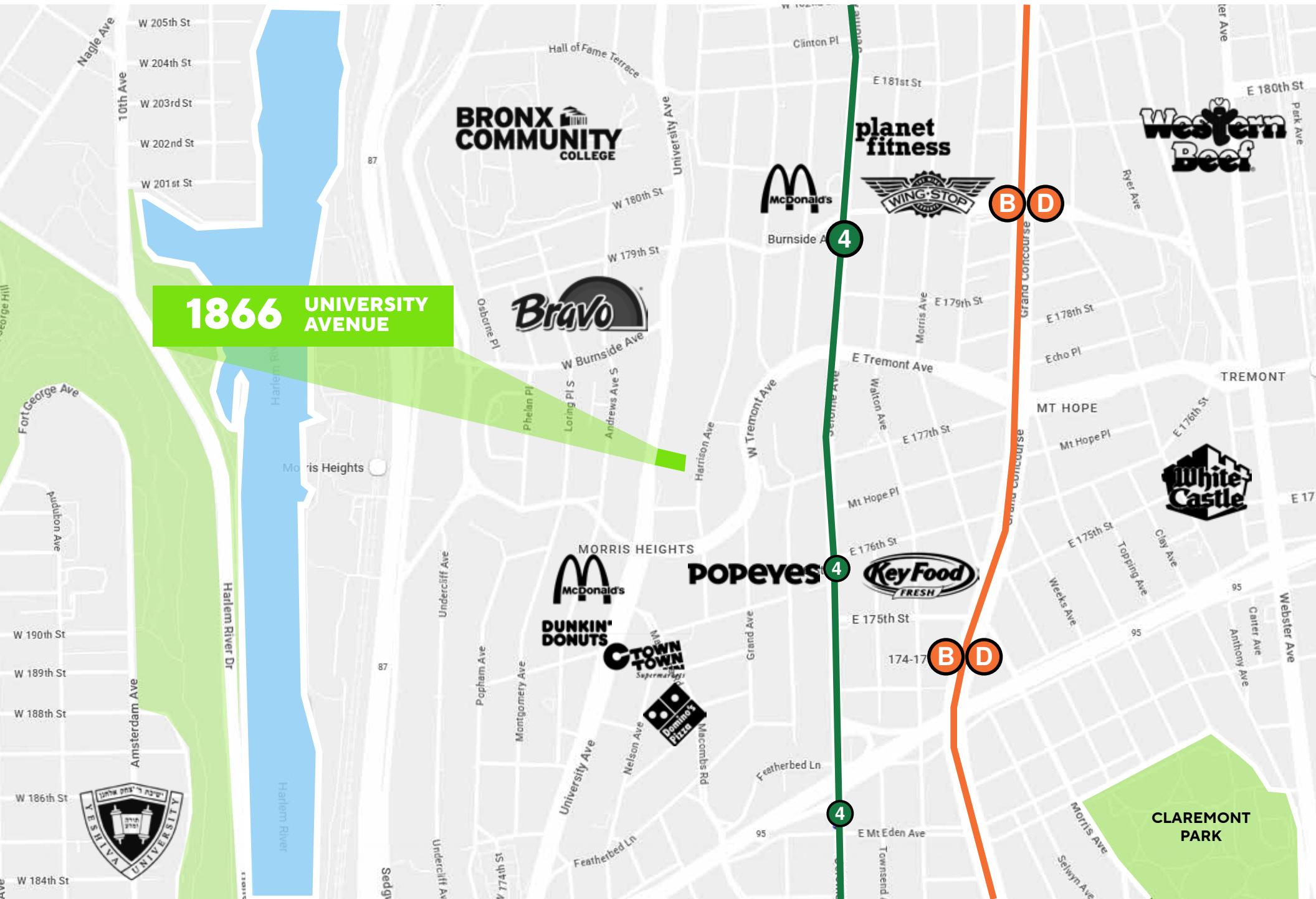
## TAX MAP



# 1866 UNIVERSITY AVENUE, BRONX, NY 10453

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PROPERTY MAP



# 1866 UNIVERSITY AVENUE, BRONX, NY 10453

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ADDITIONAL PROPERTY PHOTOS





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