

1866 UNIVERSITY AVENUE BRONX, NY 10453

EXCLUSIVE OFFERING MEMORANDUM

Development Site in Morris Heights



IPRG

1866 UNIVERSITY AVENUE, BRONX, NY 10453

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DEVELOPMENT SITE IN MORRIS HEIGHTS FOR SALE

1866 UNIVERSITY AVENUE, BRONX, NY 10453

DEVELOPMENT SITE IN MORRIS HEIGHTS FOR SALE

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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

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

Katuska Polanco

Associate

929.566.5498

kpolanco@iprg.com

Miguel Blasco

Associate

718.360.8517

mblasco@iprg.com

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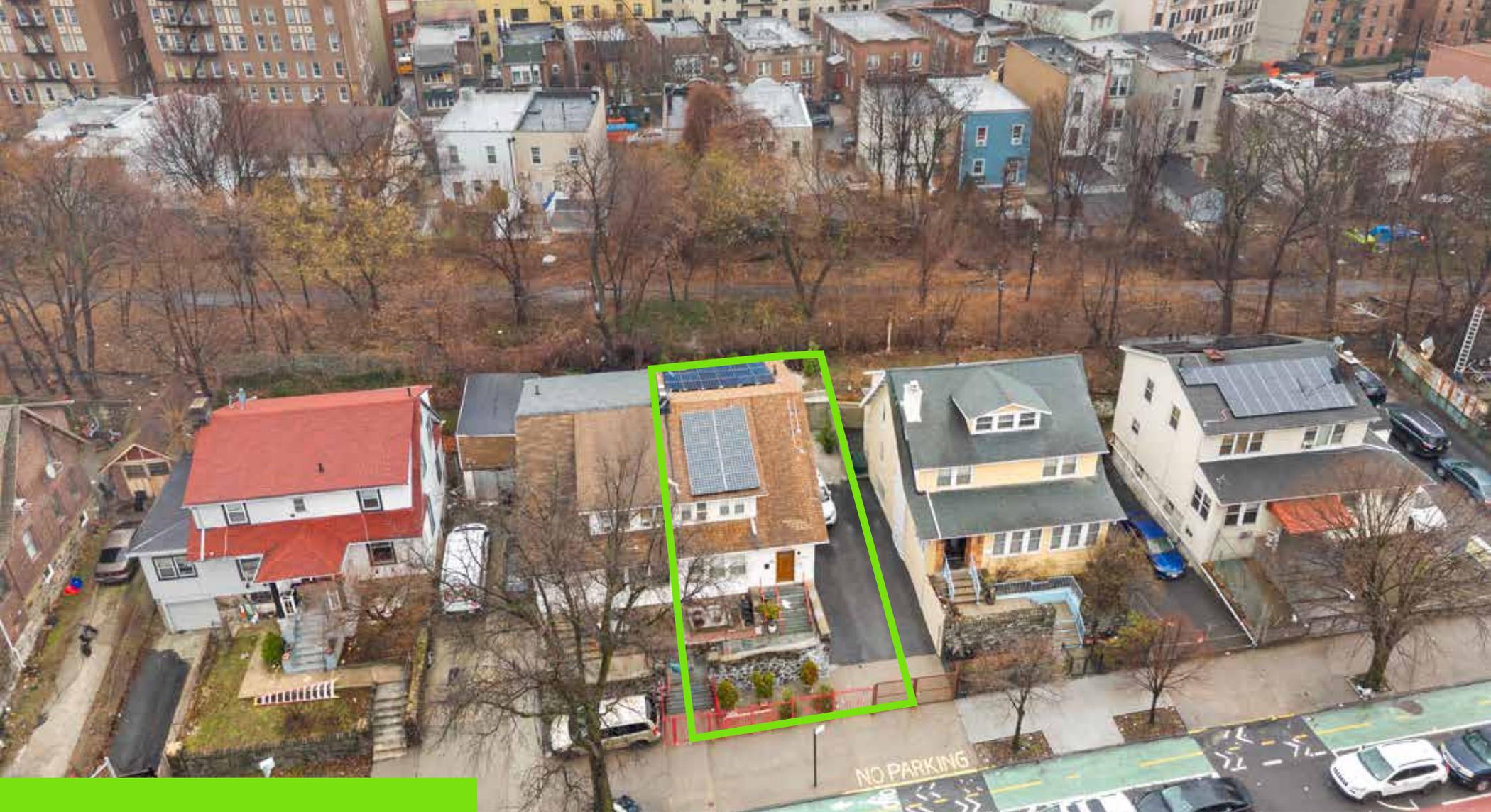
www.iprg.com

IPRG

INVESTMENT PRICING

1866 UNIVERSITY AVENUE





OFFERING PRICE
\$1,050,000

INVESTMENT HIGHLIGHTS

37.5 ft x 68.43 ft
Lot Dimensions

9,844
Total Buildable SF

\$107
Price/Buildable SF

DELIVERED VACANT

12,330
Total Buildable SF (UAP)

\$85
Price/Buildable SF (UAP)

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PROPERTY INFORMATION

1866 UNIVERSITY AVENUE



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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.

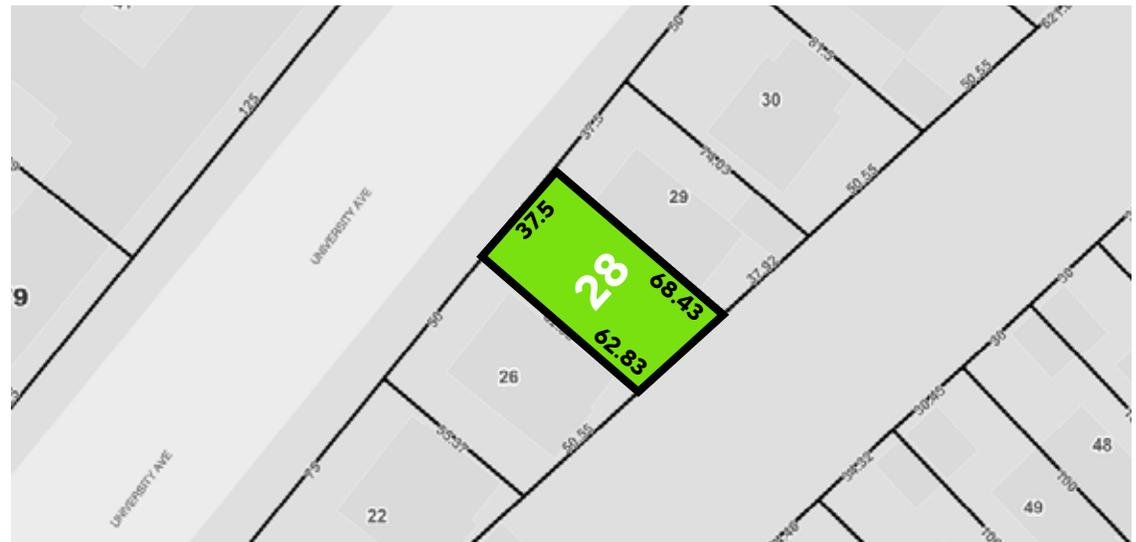
The property is located within walking distance to the 4, B and D subway lines and quick access to the Major Deegan Expressway.

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

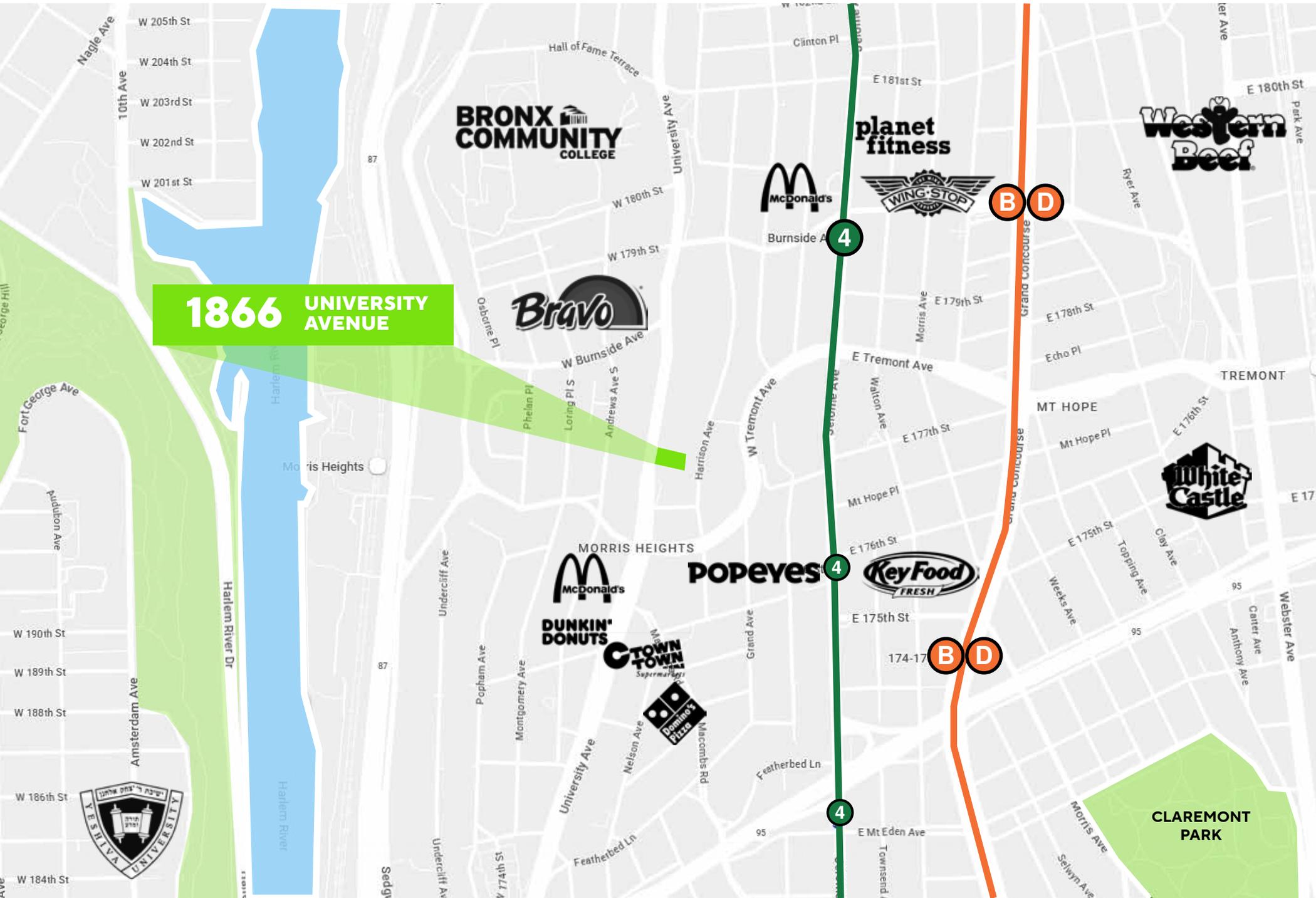
TAX MAP



1866 UNIVERSITY AVENUE, BRONX, NY 10453

DEVELOPMENT SITE IN MORRIS HEIGHTS FOR SALE

PROPERTY MAP



1866 UNIVERSITY AVENUE

BRONX COMMUNITY COLLEGE

Bravo

planet fitness

WING STOP

Western Beer

McDonald's

B

D

4

McDonald's

POPEYES

KeyFood FRESH

White Castle

B

D

4

CLAREMONT PARK



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ADDITIONAL PROPERTY PHOTOS





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Founding Partner	Partner	Senior Associate	Associate	Associate	Associate
718.360.2993	718.360.8849	718.360.4910	212.516.8517	929.566.5498	718.360.8517
steve@iprg.com	bdavila@iprg.com	jloch@iprg.com	cbrantley@iprg.com	kpolanco@iprg.com	mblasco@iprg.com

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