

**1814 PALISADE PLACE, BRONX, NY 10453**

**EXCLUSIVE OFFERING MEMORANDUM**



**Development Site For Sale in Morris Heights**

**IPRG**

1814 PALISADE PLACE, BRONX, NY 10453

**IPRG**

DEVELOPMENT SITE IN MORRIS HEIGHTS FOR SALE

**1814 PALISADE PLACE, BRONX, NY 10453**

DEVELOPMENT SITE IN MORRIS HEIGHTS FOR SALE

---

## TABLE OF CONTENTS

**01 INVESTMENT PRICING**

**02 PROPERTY INFORMATION**

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

**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.

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

# IPRG

## INVESTMENT PRICING

1814 PALISADE PLACE





**OFFERING PRICE**  
**\$1,200,000**

**INVESTMENT HIGHLIGHTS**

50 ft x 102.25 ft  
Lot Dimensions (Irregular)

10,435  
Total Buildable SF

\$115  
Price/Buildable SF

**DELIVERED VACANT**

R6  
Zoning

17,167  
Total Buildable SF (UAP)

\$70  
Price/SF (UAP)

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.

# IPRG

## PROPERTY INFORMATION

1814 PALISADE PLACE



# 1814 PALISADE PLACE, BRONX, NY 10453

DEVELOPMENT SITE IN MORRIS HEIGHTS **FOR SALE**

## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 1814 Palisade Place. The subject property is located off Popham Ave in Morris Heights, The Bronx.

The total lot dimensions are 50 ft x 102.25 ft (Irregular) with R6 zoning. The property offers 10,435 buildable square feet (2.2/3.0 FAR) or 17,167 buildable square feet (3.9 FAR) with the City of Yes UAP FAR bonus. A developer can construct a new building with up to 15 apartments or 25 apartments with UAP.

The property is located within walking distance to the 4 subway lines and the Metro-North Morris Heights Station.

The properties will be delivered vacant.

## BUILDING INFORMATION

BLOCK & LOT:	02877-0552
NEIGHBORHOOD:	Morris Heights
CROSS STREETS:	Popham Ave
LOT DIMENSIONS:	50 ft x 102.25 ft Irregular Lot
LOT SF:	4,402
TOTAL BUILDABLE SF:	10,435 BSF / 17,167 UAP BSF
ZONING:	R6
FAR:	2.2/3.0 Wide Street / 3.9 UAP
TAX CLASS / ANNUAL TAXES:	Class 1 / \$3,881
NOTES:	Vacant

## TAX MAP





# 1814 PALISADE PLACE, BRONX, NY 10453

DEVELOPMENT SITE IN MORRIS HEIGHTS FOR SALE

ADDITIONAL PROPERTY PHOTOS





1814 PALISADE PLACE, BRONX, NY 10453

DEVELOPMENT SITE IN MORRIS HEIGHTS FOR SALE

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

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.