

**50 EAST 174TH STREET, BRONX, NY 10452**

**EXCLUSIVE OFFERING MEMORANDUM**

**Vacant Corner Development Site Plus Additional Air Rights**

**IPRG**



50 EAST 174TH STREET, BRONX, NY 10452



VACANT CORNER DEVELOPMENT SITE PLUS ADDITIONAL AIR RIGHTS

50 EAST 174TH STREET, BRONX, NY 10452

VACANT CORNER DEVELOPMENT SITE PLUS ADDITIONAL AIR RIGHTS **FOR SALE**

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## TABLE OF CONTENTS

**01 INVESTMENT PRICING**

**02 PROPERTY INFORMATION**

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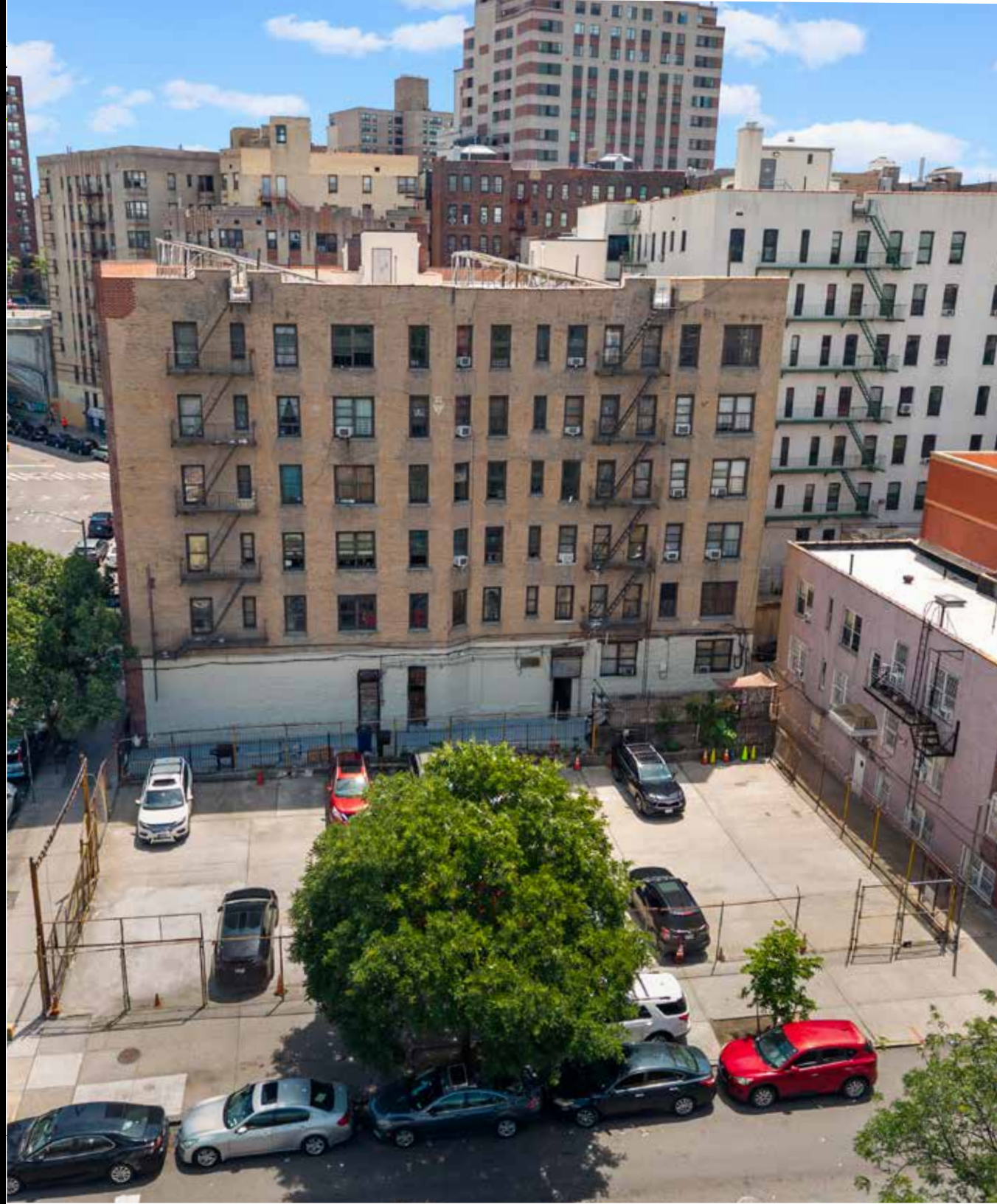
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# IPRG

## INVESTMENT PRICING

50 EAST 174TH STREET







**OFFERING PRICE**  
**UPON REQUEST**

**DELIVERED VACANT**

## INVESTMENT HIGHLIGHTS

50 ft x 100 ft  
Lot Dimensions

36,000 BSF  
Total Buildable SF (as-of-right)

43,200 BSF  
Total Buildable SF (city of yes)

13,890 BSF  
Total Buildable SF  
Townsend Air Rights (as-of-right)

17,432 BSF  
Total Buildable SF  
Townsend (city of yes)

49,890 BSF  
Total Buildable SF (as-of-right)



# IPRG

## PROPERTY INFORMATION

50 EAST 174TH STREET



# 50 EAST 174TH STREET, BRONX, NY 10452

VACANT CORNER DEVELOPMENT SITE PLUS ADDITIONAL AIR RIGHTS **FOR SALE**

## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) ) has been exclusively retained to sell or ground lease 50 East 174th Street, Bronx, NY 10452, along with the transferable air rights from 1606 Townsend Avenue. The deal consists of a prime vacant 50' x 100' corner development lot in the Mount Eden section of the Bronx.

The property is in an R8 zoning district with a 7.2 FAR, allowing for approximately 36,000 buildable square feet (BSF) as-of-right. Under the City of Yes zoning amendments, the allowable FAR increases to 8.64, providing approximately 43,200 BSF.

The transferable air rights from 1606 Townsend Avenue add approximately 13,890 BSF as-of-right and 17,432 BSF under City of Yes, bringing the total development potential to approximately 49,890 BSF as-of-right and 60,632 BSF under City of Yes.

The development opportunity is within walking distance from Mt Eden Ave (4) & 174-175 Streets (B,D) subway station.

## BUILDING INFORMATION

|                                |                                                  |
|--------------------------------|--------------------------------------------------|
| BLOCK & LOT:                   | 02847-0049                                       |
| NEIGHBORHOOD:                  | Mount Eden                                       |
| CROSS STREETS:                 | Corner of East 174th Street & Townsend Ave       |
| LOT DIMENSIONS:                | 50 ft x 100 ft                                   |
| LOT SF (50 EAST 174TH STREET): | 5,000                                            |
| BUILDABLE SF (AS OF RIGHT):    | 49,890                                           |
| BUILDABLE SF (CITY OF YES):    | 60,632                                           |
| ZONING:                        | R8                                               |
| FAR (50 EAST 174TH STREET):    | 7.2 (As of Right)/ 8.64 (City of Yes)            |
| FAR (1601 TOWNSEND AVE):       | Air Rights: 6.02 (As of Right)/7.2 (City of Yes) |

## TAX MAP

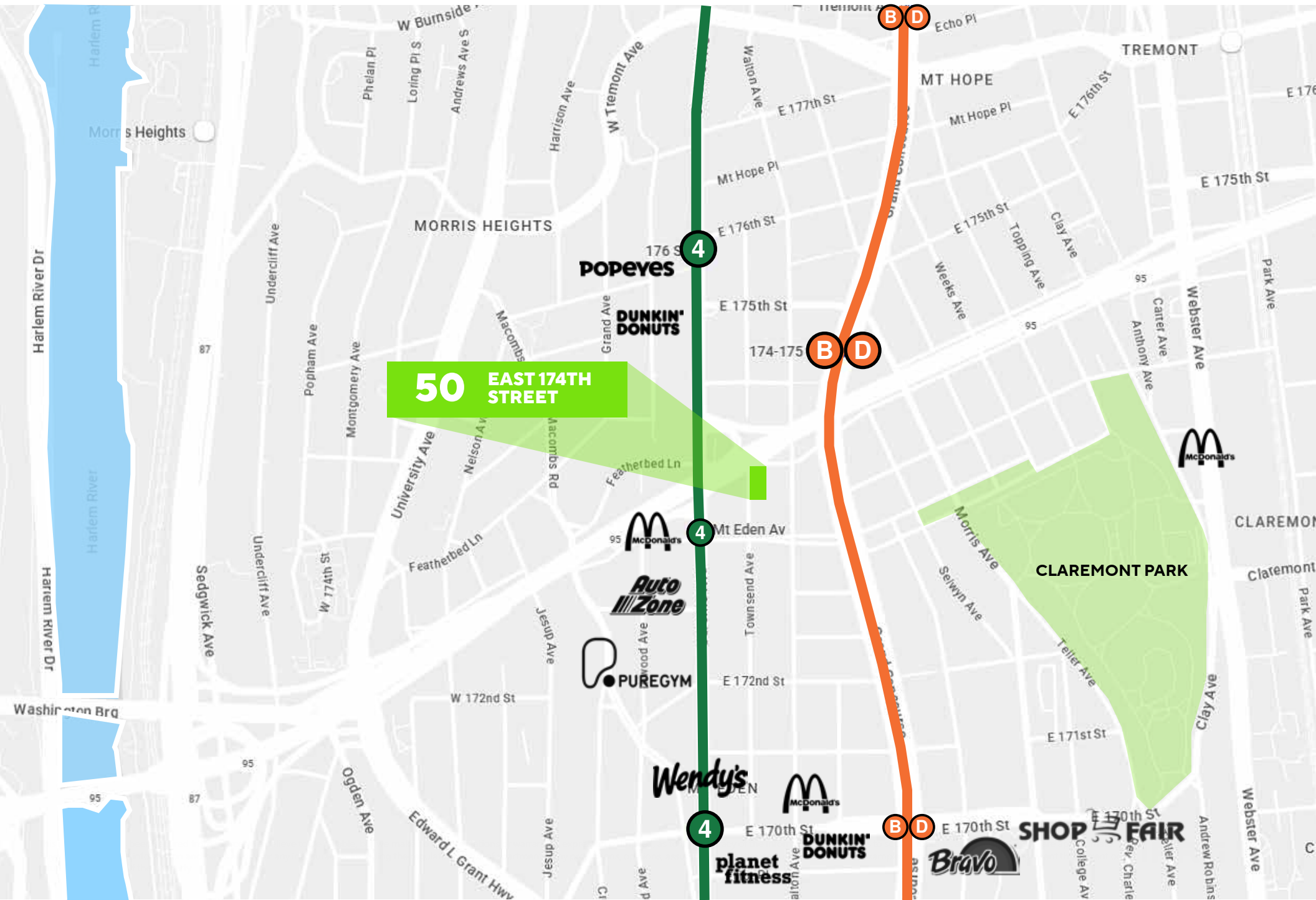




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PROPERTY MAP

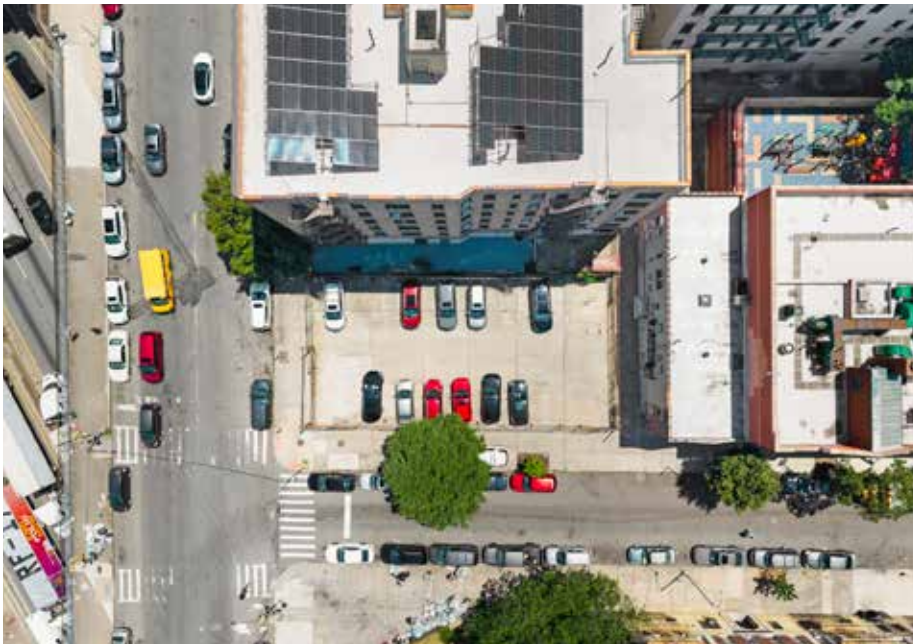




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ADDITIONAL PROPERTY PHOTOS





An aerial photograph of a city street in the Bronx, New York. The street is lined with multi-story brick buildings. A large building on the right has a sign that reads "CONQUER THE EMPIRE". The street is filled with cars, and there are trees along the sidewalks. The overall tone is dark and moody.

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