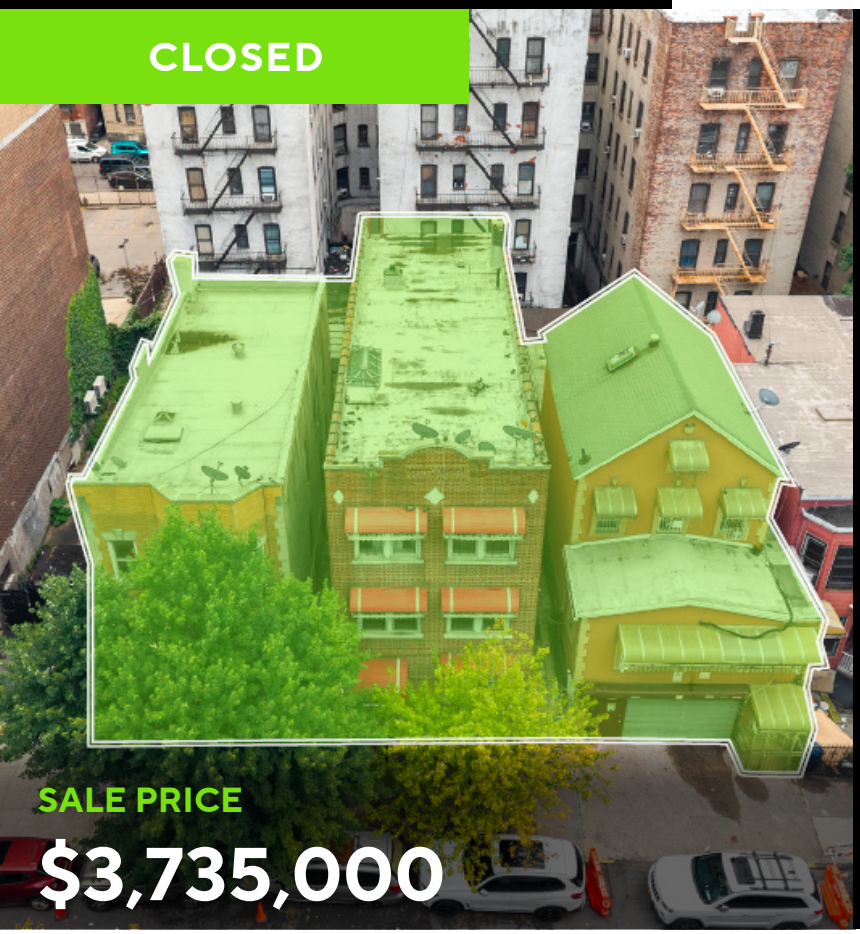
IPRG

216, 218, 220 EAST 179TH STREET
BRONX, NY 10457

CLOSED



SALE PRICE

$3,735,000

SALE METRICS

75 ft x 78 ft Lot Dimensions	5,850 Lot SF
35,217 Total Buildable SF	$106 Price/Buildable SF
R8 Zoning	6.02 FAR

DELIVERED VACANT

DEAL STORY

216, 218, 220 EAST 179TH STREET - MOUNT HOPE, BRONX

This development site assemblage involved three properties with four separate owners including two families that did not speak, each with different priorities, attorneys, closing timelines, and life estate considerations. Although multiple buyers had approached the owners directly, none had successfully followed through on their offers. To add another layer of complexity, one owner passed away intestate, creating additional title challenges during the process.

By earning the trust of all four sellers, our team quickly identified a proven developer from our extensive network and successfully negotiated pricing and terms across every ownership group. Working closely with the title company and the parties' attorneys, we navigated the intestate estate, coordinated the varying closing requirements, and kept the transaction moving toward a successful closing.

The result was a seamless closing at $106 per buildable square foot—above prevailing market value—despite significant legal and logistical hurdles. This transaction highlights our ability to maximize value, manage complex deals, and deliver results where others were unable to get the deal across the finish line.

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