3850 CANNON PLACE, BRONX, NY 10463

EXCLUSIVE OFFERING MEMORANDUM

Development Site For Sale



IPRG

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FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS

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INVESTMENT PRICING

3850 CANNON PLACE





OFFERING PRICE

$1,395,000

INVESTMENT HIGHLIGHTS

127.5 ft x 117 ft Lot Dimensions	R4A Zoning	14,599 Total Buildable SF	$95 Price/Buildable SF

DELIVERED VACANT

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PROPERTY INFORMATION

3850 CANNON PLACE



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DEVELOPMENT SITE **FOR SALE**

Investment Property Realty Group (IPRG) has been exclusively retained to sell 3850 Cannon Place. The subject property is located between West 238th Street and Orloff Avenue in the Kingsbridge Heights/Van Cortlandt Village section of the Bronx.

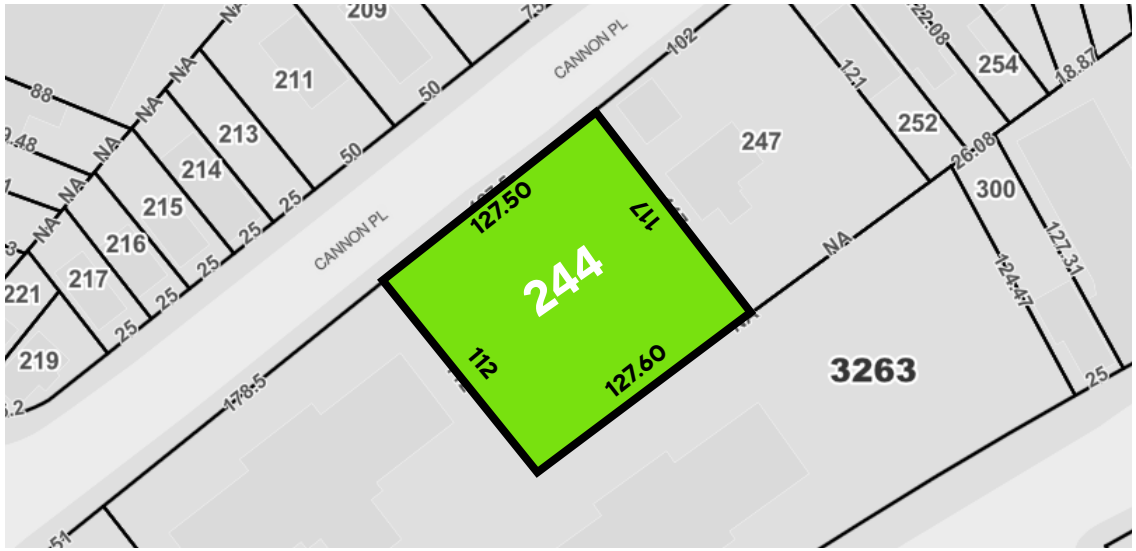
The existing property is a two-family home situated on an oversized 127.5 ft x 117 ft lot totaling approximately 14,599 square feet. Zoned R4A, the site offers the ability to develop multiple detached single or two-family homes, with parking, making it a rare opportunity for developers.

The property is located within walking distance to the 1 train at both the 238th Street and 231st Street stations and is close to the Broadway retail corridor. Access to the Major Deegan Expressway is a 1 minute drive. The neighborhood continues to see significant investment, highlighted by Tishman Speyer's 339-unit residential development at 160 Van Cortlandt Park South, just blocks away.

BUILDING INFORMATION

BLOCK & LOT:	03263-0244
NEIGHBORHOOD:	Kingsbridge Heights - Jerome Park
CROSS STREETS:	West 238th & Van Courtlandt Avenue
EXISTING BUILDING:	Legal 2 Family
LOT DIMENSIONS:	127.5 ft x 117 ft
TOTAL BUILDABLE SF:	14,599 BSF
ZONING:	R4A
FAR:	1.0
TAX CLASS / ANNUAL TAXES:	Class 1 / $12,361

TAX MAP

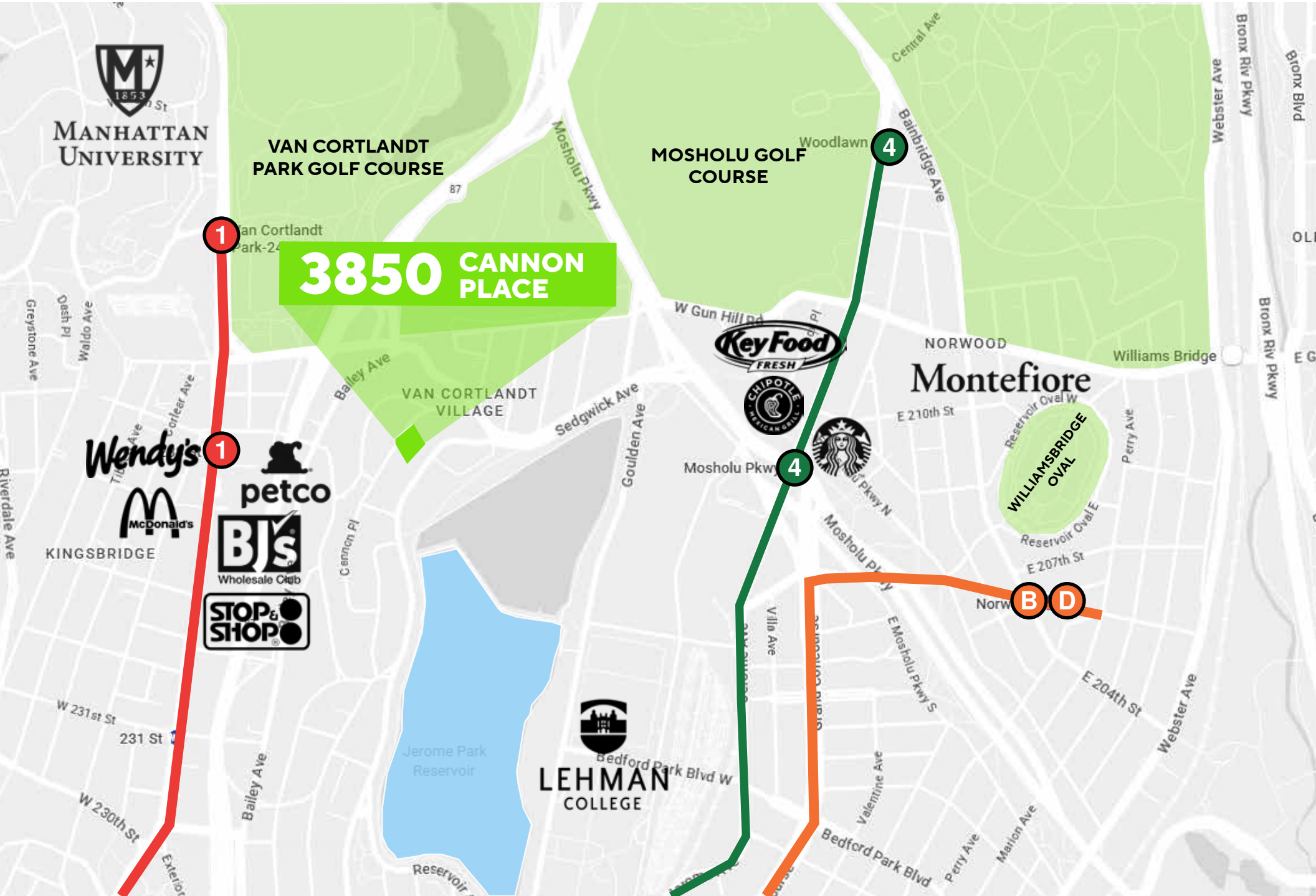


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DEVELOPMENT SITE **FOR SALE**

PROPERTY MAP



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DEVELOPMENT SITE **FOR SALE**

ADDITIONAL PROPERTY PHOTOS





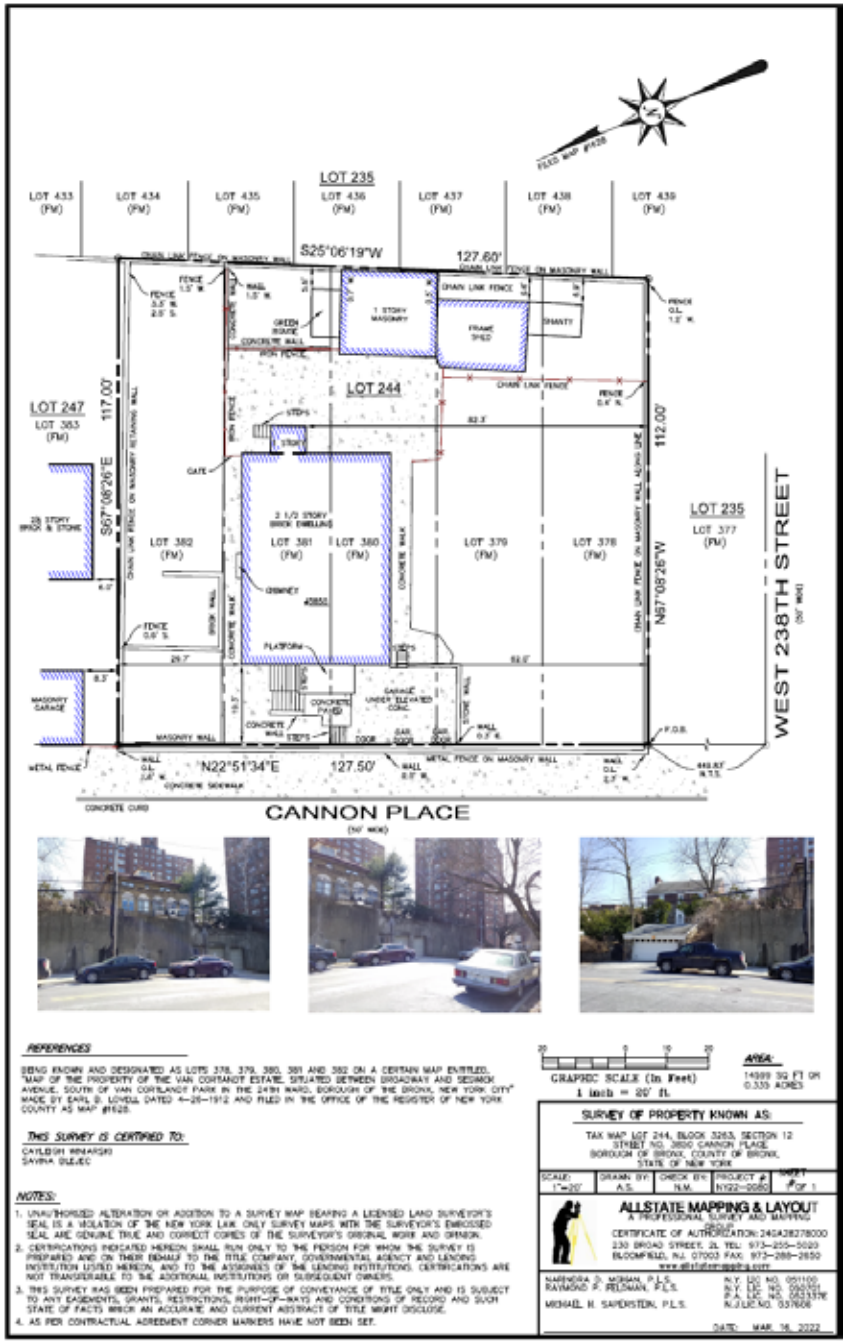


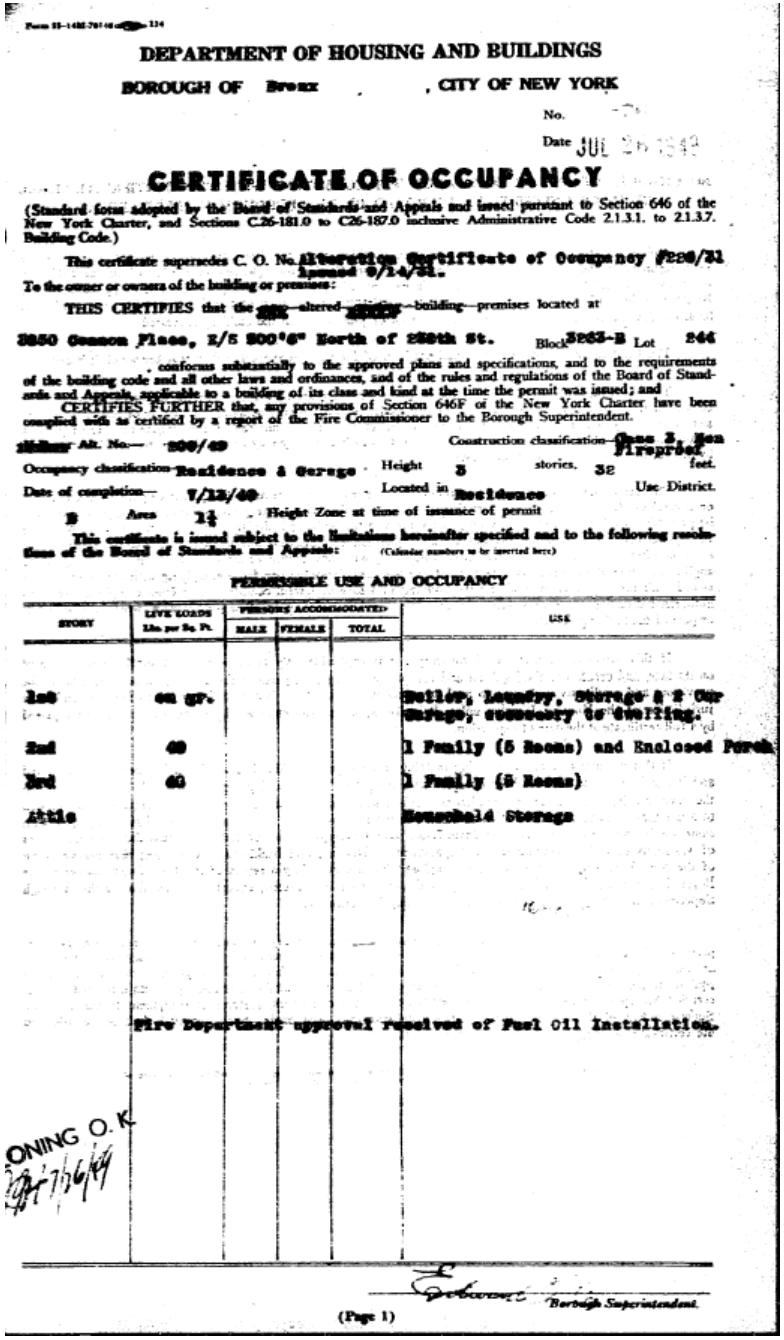


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DEVELOPMENT SITE **FOR SALE**





DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF Bronx , CITY OF NEW YORK

No.

Date JUL 2[illegible]

CERTIFICATE OF OCCUPANCY

(Standard forms adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No. Alteration Certificate of Occupancy #228/31 issued 8/14/31.

To the owner or owners of the building or premises:

THIS CERTIFIES that the [illegible] altered [illegible] building—premises located at

3850 Cannon Place, E/S 300'6" North of 238th St. Block 3263-B Lot 246

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Alt. No.— 200/40 Construction classification One 2, Non Fireproof

Occupancy classification Residence & Garage Height 3 stories, 32 feet.

Date of completion— 7/13/40 Located in Residence Use District.

B Area 1¼ Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED MALE	FEMALE	TOTAL	USE
1st	on gr.				Boiler, Laundry, Storage & 2 Car Garage, accessory to Dwelling.
2nd	40				1 Family (5 Rooms) and Enclosed Porch
3rd	40				1 Family (5 Rooms)
Attic					Household Storage

Fire Department approval received of Fuel Oil Installation.

ZONING O.K. [illegible]

[illegible] Borough Superintendent.

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