

3850 CANNON PLACE, BRONX, NY 10463

EXCLUSIVE OFFERING MEMORANDUM

Development Site For Sale



IPRG

3850 CANNON PLACE, BRONX, NY 10463

IPRG FOR SALE

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DEVELOPMENT SITE **FOR SALE**

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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

Steve Reynolds	Brian Davila	John Loch	Carson Brantley	Katiuska Polanco	Jake Smith
Founding Partner	Partner	Senior Associate	Associate	Associate	Associate
718.360.2993	718.360.8849	718.360.4910	.212.516.8517	929.566.5498	718.360.4941
steve@iprg.com	bdavila@iprg.com	jloch@iprg.com	cbrantley@iprg.com	kpolanco@iprg.com	jsmith@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

IPRG

INVESTMENT PRICING

3850 CANNON PLACE





OFFERING PRICE
\$1,475,000

INVESTMENT HIGHLIGHTS

127.5 ft x 117 ft
Lot Dimensions

R4A
Zoning

14,599
Total Buildable SF

\$101
Price/Buildable SF

DELIVERED VACANT

IPRG

PROPERTY INFORMATION

3850 CANNON PLACE



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.

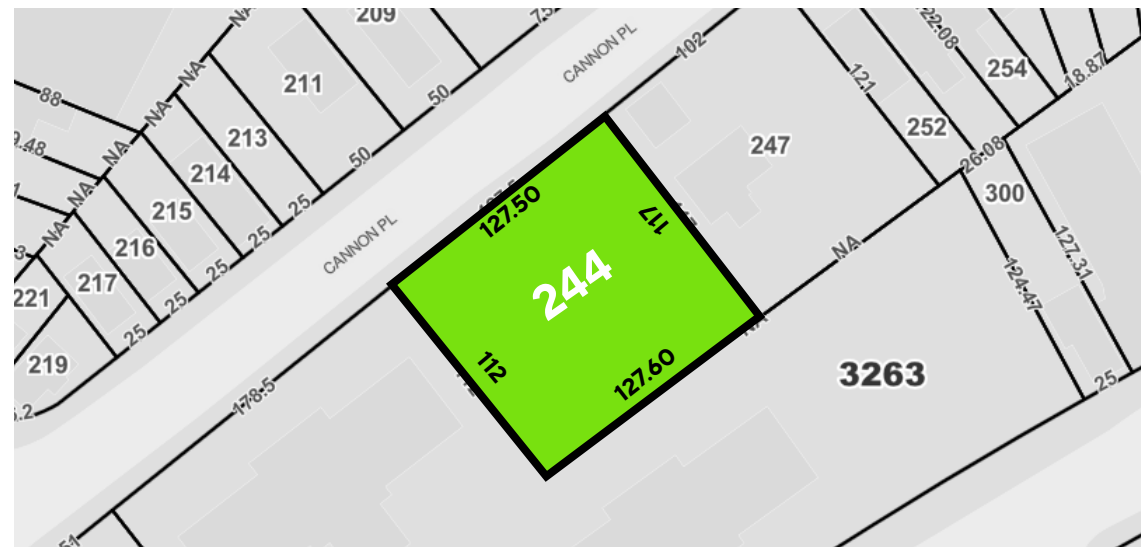
The existing property is a two-family home situated on an oversized 127.5 ft x 117 ft lot totaling approximately 14,599 square feet. Zoned R4A, the site offers the ability to develop multiple detached single or two-family homes, with parking, making it a rare opportunity for developers.

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

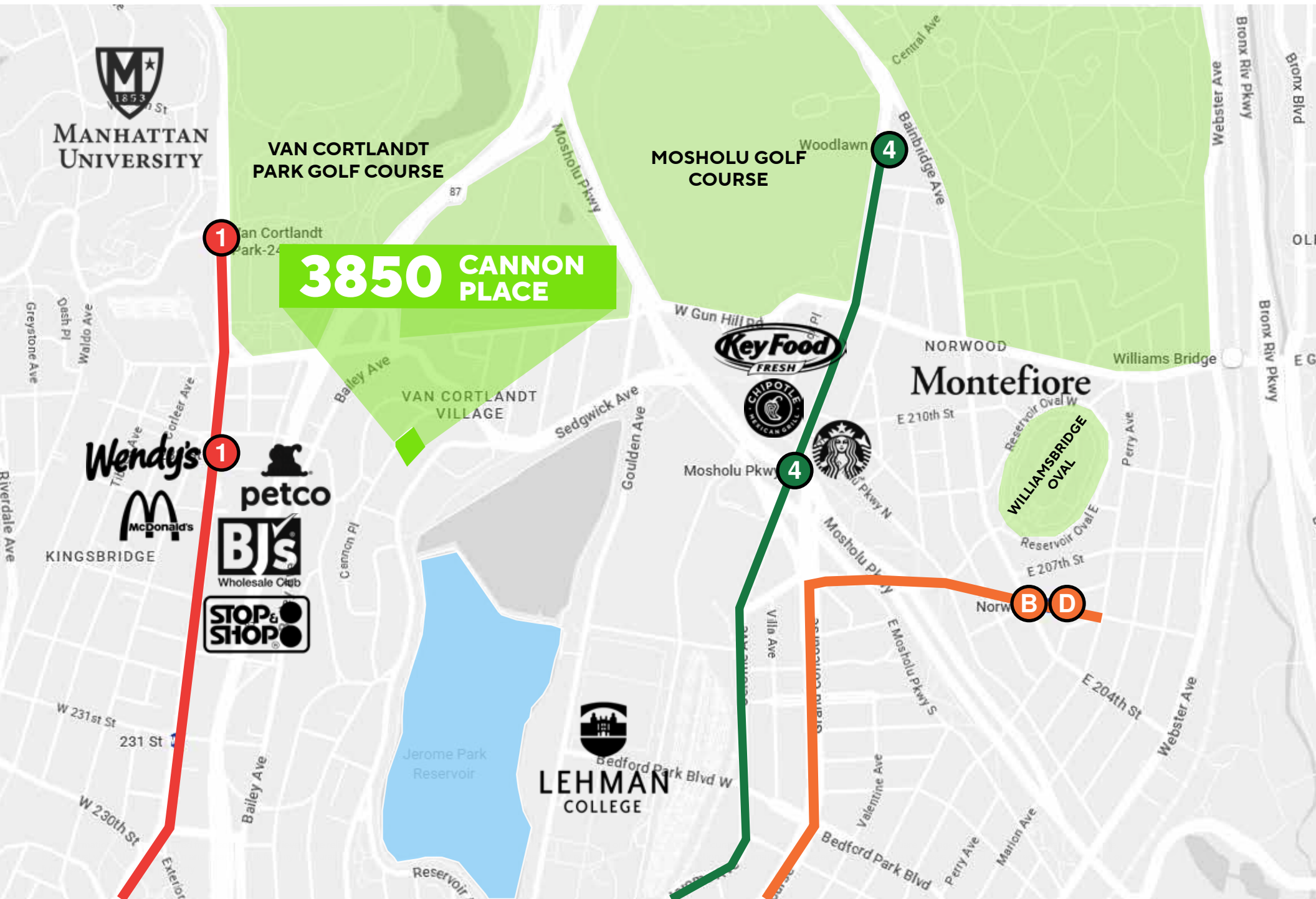
TAX MAP



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DEVELOPMENT SITE FOR SALE

PROPERTY MAP



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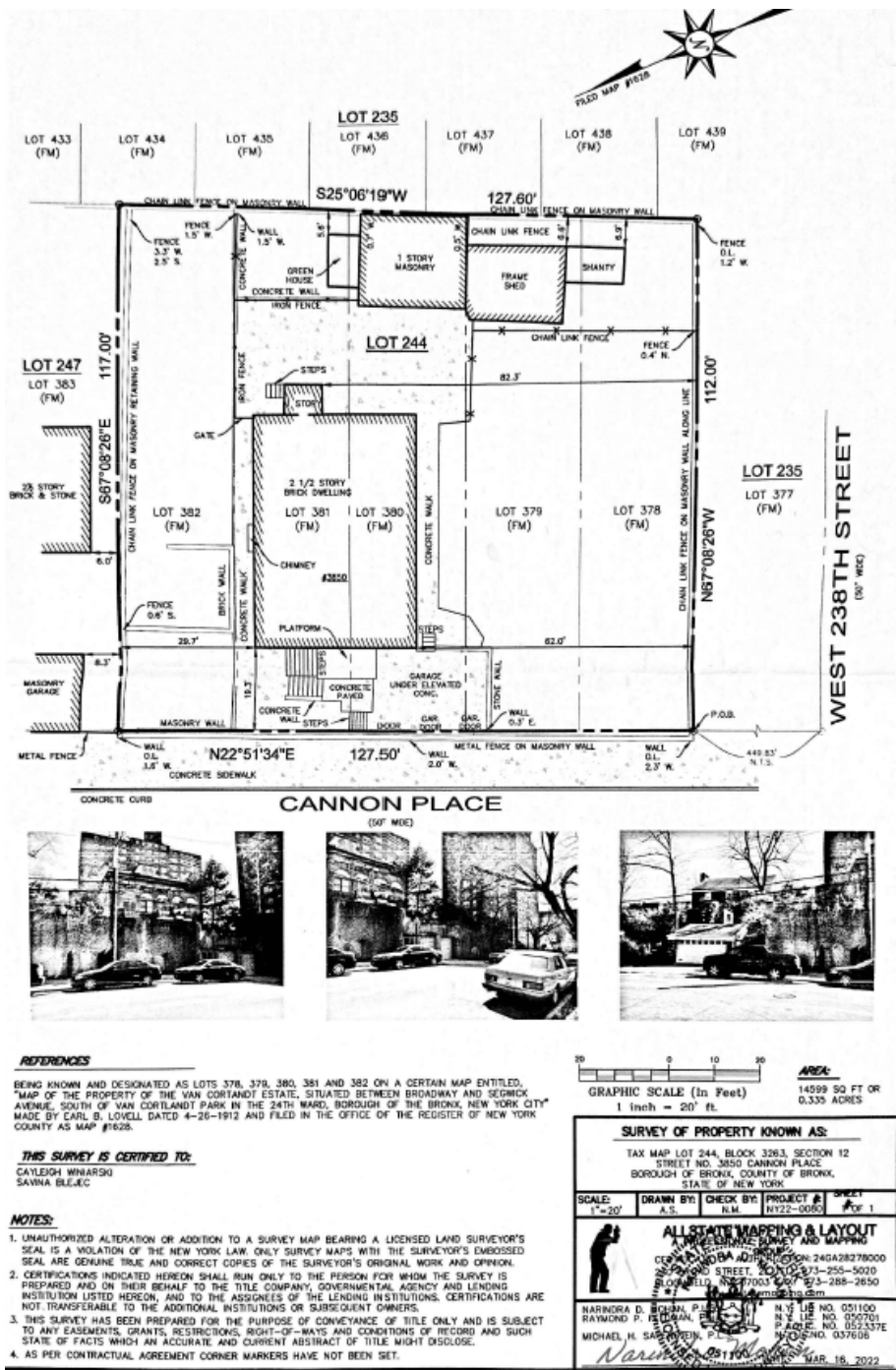
ADDITIONAL PROPERTY PHOTOS



3850 CANNON PLACE, BRONX, NY 10463

DEVELOPMENT SITE FOR SALE

SURVEY



Form 10-1482-701-10-124

DEPARTMENT OF HOUSING AND BUILDINGS
BOROUGH OF BRONX, CITY OF NEW YORK

No. _____
Date JUL 26 1949

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C26-181.0 to C26-187.0 inclusive Administrative Code 2.13.1. to 2.13.7. Building Code.)

This certificate supersedes C. O. No. ~~Alteration Certificate of Occupancy #228/31~~ issued 9/14/31.

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ altered ~~building~~ building—premises located at

3850 Cannon Place, E/5 800'6" North of 230th St. Block **3263-B** Lot **244**

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.

Alteration Alt. No. **200/40** Construction classification **Class 2, Non-Fireproof**

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

Date of completion **7/12/49** Located in **Residence** Use District.

3 Acres **13** 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			USE
		MALE	FEMALE	TOTAL	
1st	60 gr.				Hallway, Laundry, Storage & 2 Car Garage, necessary to dwelling.
2nd	60				1 Family (5 Rooms) and Enclosed Porch.
3rd	60				1 Family (5 Rooms)
Attic					Household Storage

Fire Department approval received of Fuel Oil Installation.

ONING O. K.
7/26/49

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Borough Superintendent.



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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

Jake Smith

Associate

718.360.4941

jsmith@iprg.com

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