

81 EAST 208TH STREET, BRONX, NY 10467

EXCLUSIVE OFFERING MEMORANDUM

Vacant 2-family with Redevelopment Potential



IPRG

81 EAST 208TH STREET, BRONX, NY 10467

IPRG

WITH REDEVELOPMENT POTENTIAL FOR SALE

81 EAST 208TH STREET, BRONX, NY 10467

VACANT 2-FAMILY WITH REDEVELOPMENT POTENTIAL FOR SALE

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FOR MORE INFORMATION,
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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.

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IPRG

INVESTMENT PRICING

81 EAST 208TH STREET





OFFERING PRICE

\$1,300,000

INVESTMENT HIGHLIGHTS

2 Apts
of Units

4,180
Approx. SF

8,211
Total Buildable SF

11,959
Total Buildable SF (COY)

DELIVERED VACANT

\$650,000
Price/Unit

\$311
Price/SF

\$158
Price/Buildable SF

\$109
Price/Buildable SF (COY)

IPRG

PROPERTY INFORMATION

81 EAST 208TH STREET



81 EAST 208TH STREET, BRONX, NY 10467

VACANT 2-FAMILY WITH REDEVELOPMENT POTENTIAL **FOR SALE**

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 81 East 208th Street. The subject property is located between Steuben Ave and Kossuth Avenue in the Norwood neighborhood of the Bronx.

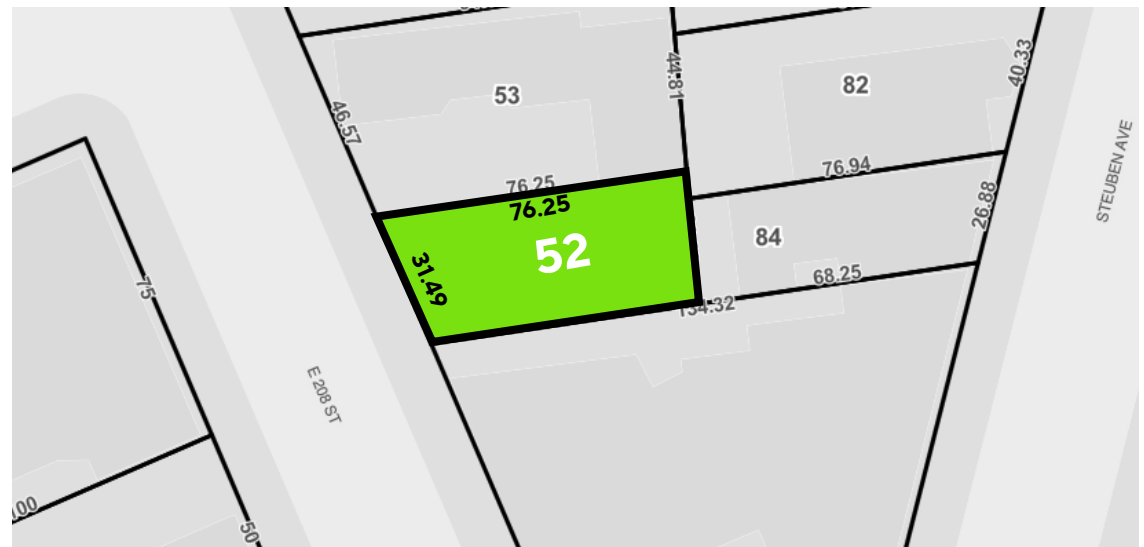
The property offers two floor through apartments with three bedrooms each, one on the 2nd floor and one on the 3rd floor. The ground floor/basement level contains the mechanical room and a recreation/storage area with a bathroom formerly used as an office. There is also a side yard driveway and two car garage. The entire building will be delivered vacant of tenants. The building dimensions are 22 ft x 60 ft with a side extension making the total building size 4,180 square feet. The lot square feet is 2,387 with R7-1 zoning which allows for a redevelopment opportunity totaling 8,211 buildable square feet as-of-right or 11,959 with the UAP.

The property is located within walking distance to the 4 and D subway line and convenient access to the Bronx River Parkway.

BUILDING INFORMATION

BLOCK & LOT:	03326-0052
NEIGHBORHOOD:	Norwood
CROSS STREETS:	East 210th Street & Steuben Ave
BUILDING DIMENSIONS:	22 ft x 60 ft
LOT DIMENSIONS:	31.49 ft x 76.25 ft
# OF UNITS:	2 Apartments
APPROX. TOTAL SF:	4,180 SF
TOTAL LOT SF:	2,387
TOTAL BUILDABLE SF:	8,211 / 11,959 COY*
ZONING:	R7-1
FAR:	3.44
TAX CLASS/ANNUAL TAXES:	1: \$8,203
NOTES:	Delievered Vacant

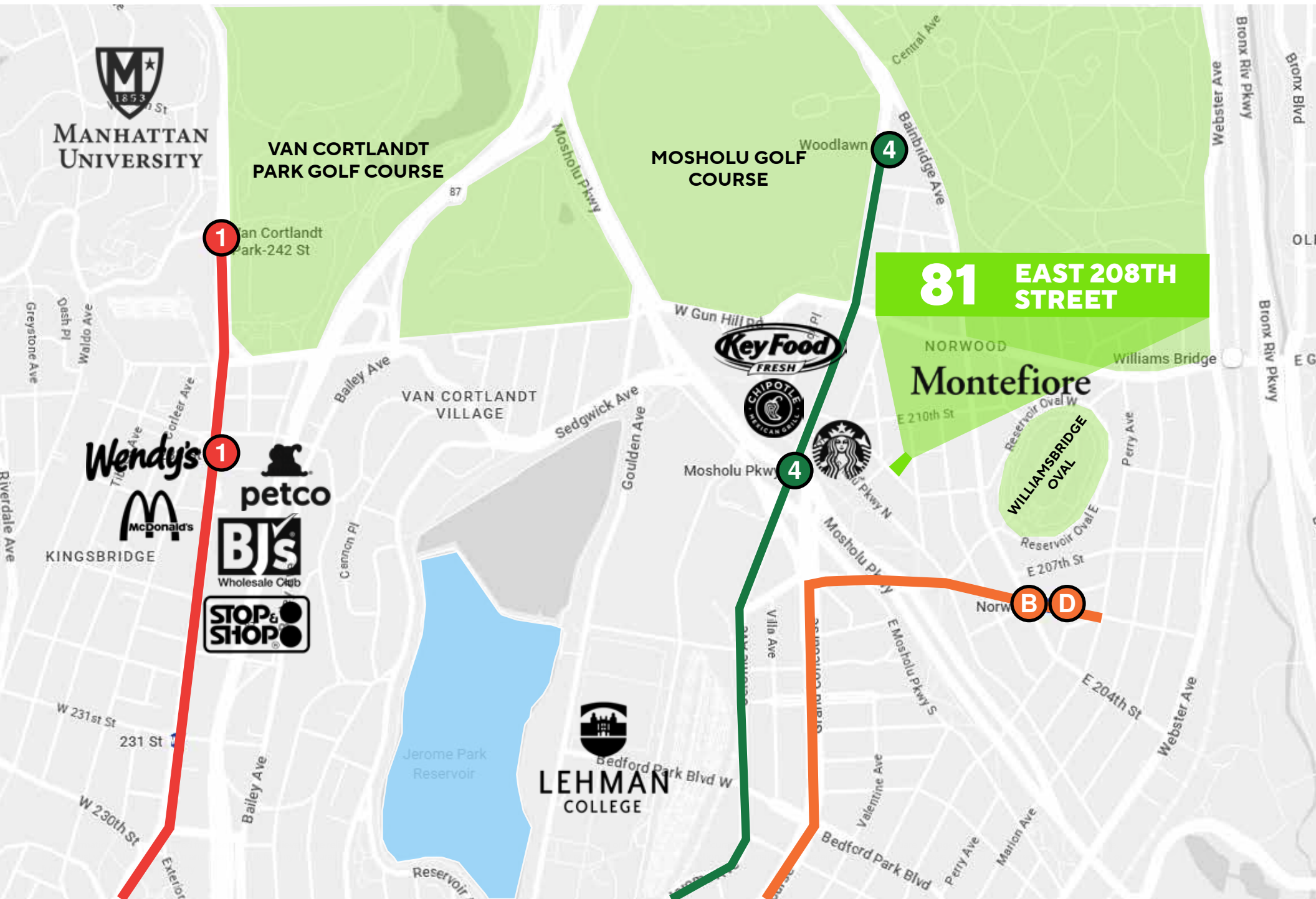
TAX MAP



81 EAST 208TH STREET, BRONX, NY 10467

VACANT 2-FAMILY WITH REDEVELOPMENT POTENTIAL **FOR SALE**

PROPERTY MAP



81 EAST 208TH STREET, BRONX, NY 10467

VACANT 2-FAMILY WITH REDEVELOPMENT POTENTIAL FOR SALE

C O F O

Form 10-1964 (Rev. 1-1-64) 314

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

No. 1987
Date APR 13 1945

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 21.3.1. to 21.3.7. Building Code.)

This certificate supersedes C. O. No. 448-81 (N.B.)

To the owner or owners of the building or premises: **STEFANO & ANTHONY LICCIARDI**

THIS CERTIFIES that ~~the~~ ~~new~~ ~~altered~~ ~~existing~~ building—premises located at
4085 Wiskham Ave., N.B., 105.95 ft. N. of E. 235rd St., Bronx
Block **4976** Lot **28**

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.

N.B. Alt. No.—**994-40** Construction classification—**Non-fireproof**

Occupancy classification—**Residence & Garage** Height **2½** stories, **32** feet.
Date of completion—**11-19-1948** Located in **Residence** Use District.

Area **D** Height Zone at time of issuance of permit **1**

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	
Basement	On earth				Recreation and boiler; storage accessory to dwelling.
First	40				One Family
Second	40				One Family
Note:	Concrete on earth				Two-car garage on rear of lot necessary to dwelling erected under N.B. 513-1951.

The occupancy of this building
by more than two families is
prohibited

APR 13 1945
Borough Superintendent

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