

2886 BAILEY AVE, BRONX, NY 10463
EXCLUSIVE OFFERING MEMORANDUM
3 FAMILY DELIVERED VACANT IN KINGSBRIDGE HIEGHTS



IPRG

2886 BAILEY AVE, BRONX, NY 10463

IPRG

3 FAMILY DELIVERED VACANT IN KINGSBRIDGE HIEGHTS FOR SALE

2886 BAILEY AVE, BRONX, NY 10463

3 FAMILY DELIVERED VACANT IN KINGSBRIDGE HIEGHTS FOR SALE

TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

Jared Friedman

Senior Director

718.550.0087

jfriedman@iprg.com

David Roman

Associate

718.360.9609

droman@iprg.com

Daniel Morrison

Associate

718.360.0668

dmorrison@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.

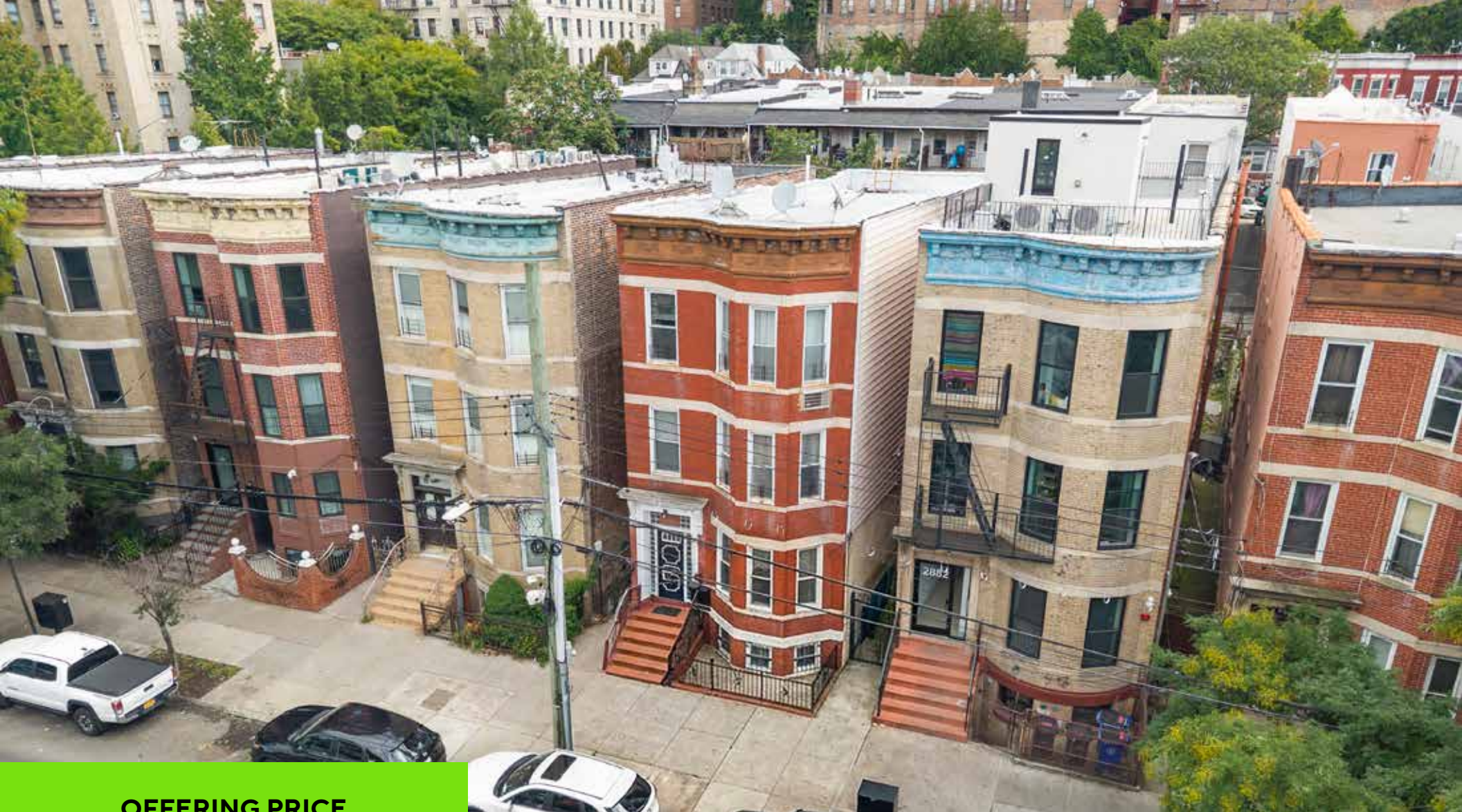
www.iprg.com

IPRG

INVESTMENT PRICING

2886 BAILEY AVE





OFFERING PRICE
\$1,300,000

INVESTMENT HIGHLIGHTS

25 ft x 100.42ft
Lot Dimensions

3,300
Total SF

R6
Zoning

\$393
Price/SF

DELIVERED VACANT

IPRG

PROPERTY INFORMATION

2886 BAILEY AVE



2886 BAILEY AVE, BRONX, NY 10463

3 FAMILY DELIVERED VACANT IN KINGSBRIDGE HIEGHTS **FOR SALE**

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 2886 Baliey Ave. The subject property is located between West 229th St and West 230th St in the Kingsbridge Heights neighborhood of the Bronx.

The property offers three apartments. 2 3 bedrooms and 1 1 Bedroom. The ground floor/basement level contains the mechanical room and storage area. The entire building will be delivered vacant of tenants. The building dimensions are 20 ft x 55 . The total building size is 3,300 square feet. The lot square feet are 2,510 with R6 zoning which allows for a redevelopment opportunity totaling 7,530 buildable square feet as-of-right or 9,789 with the UAP.

The property is located within walking distance to the 1,4 and D subway line and convenient access to Marbel Hill Metro north train station. Also, Less than a 1 min drive to the major Deegan expressway.

BUILDING INFORMATION

BLOCK & LOT	3260-22
NEIGHBORHOOD	Kingsbridge Heights
CROSS STREETS	West 229th St & West 230th St
LOT DIMENSIONS	25 ft x 100.42ft
TOTAL BUILDING SF	3,300
ZONING	R6
FAR	3
TAX CLASS	1
NOTES	Delivered Vacant

TAX MAP



3 FAMILY DELIVERED VACANT IN KINGSBRIDGE HIEGHTS **FOR SALE**

PROPERTY MAP



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.

2886 BAILEY AVE, BRONX, NY 10463

3 FAMILY DELIVERED VACANT IN KINGSBRIDGE HIEGHTS **FOR SALE**

ADDITIONAL PROPERTY PHOTOS





IPRG

2886 BAILEY AVE, BRONX, NY 10463

3 FAMILY DELIVERED VACANT IN KINGSBRIDGE HIEGHTS FOR SALE

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS

Jared Friedman

Senior Director

718.550.0087

jfriedman@iprg.com

David Roman

Associate

718.360.9609

droman@iprg.com

Daniel Morrison

Associate

718.360.0668

dmorrison@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.