

847-851 SOUTHERN BLVD, BRONX, NY 10459

EXCLUSIVE OFFERING MEMORANDUM

DEVELOPMENT SITE FOR SALE



IPRG

847-851 SOUTHERN BLVD, BRONX, NY 10459

IPRG FOR SALE

847-851 SOUTHERN BLVD, BRONX, NY 10459

DEVELOPMENT SITE FOR SALE

TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

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

847-851 SOUTHERN BLVD





OFFERING PRICE
\$3,500,000

INVESTMENT HIGHLIGHTS

28,000
Total BSF

35,070
Total BSF - COY

70 ft x 100 ft
Lot Dimensions

7,000
Lot SF

DELIVERED VACANT

\$125
Price/BSF

\$100
Price/BSF - COY

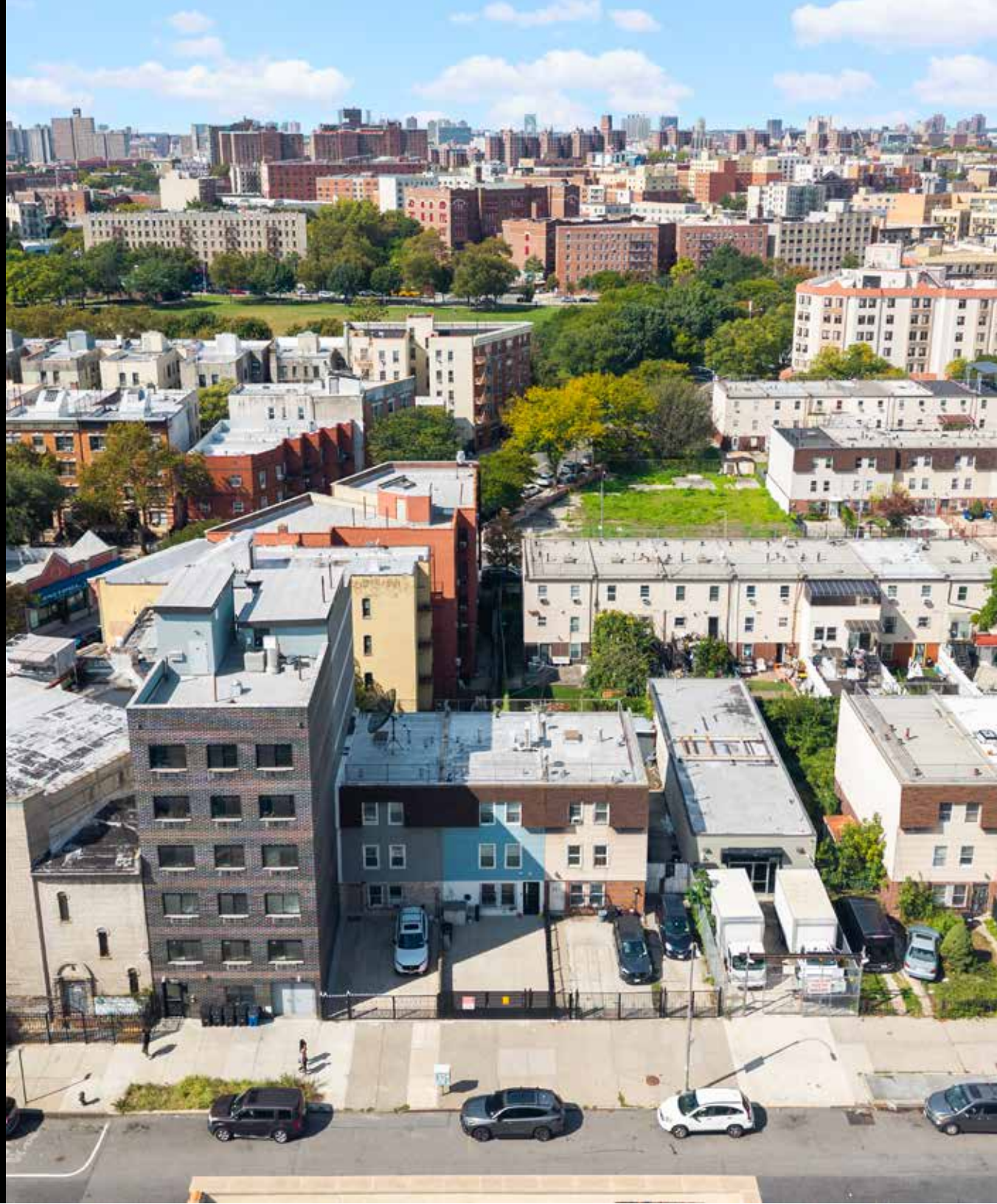
R7-1
Zoning

4.0 / 5.01 - COY
FAR

IPRG

PROPERTY INFORMATION

847-851 SOUTHERN BLVD



Investment Property Realty Group (IPRG) has been exclusively retained to sell 847, 849, & 851 Southern Blvd. The subject properties are located between Intervale Ave & Tiffany Street in Longwood, The Bronx.

The total lot dimensions are 70 ft x 100 ft with R7-1 zoning. The property offers 28,000 buildable square feet (4.0 FAR) or 35,070 buildable square feet (5.01 FAR) with the City of Yes UAP FAR bonus. A developer can construct a new building with up to 41 apartments or 51 apartments with UAP.

The property is located within walking distance to the 6,5, & 2 subway lines and the Metro-North Morris Heights Station.

The properties will be delivered vacant.

BUILDING INFORMATION

BLOCK & LOT	02722-0120, 02722-0020, & 02722-0119
NEIGHBORHOOD	Longwood
CROSS STREETS	Intervale Ave & Tiffany St
TOTAL LOT DIMENSIONS	70 ft x 100 ft
TOTAL LOT SQFT	7,000
TOTAL BUILDABLE SF	28,000 BSF 35,070 *COY BSF
ZONING	R7-1
FAR	4.0 Wide Street 5.01 *COY FAR
TAX CLASS	1
NOTES	Vacant *COY: City of Yes

TAX MAP



847-851 SOUTHERN BLVD, BRONX, NY 10459

DEVELOPMENT SITE 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.





IPRG

847-851 SOUTHERN BLVD, BRONX, NY 10459

DEVELOPMENT SITE **FOR SALE**

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS

Steve Reynolds

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

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.