215 EAST 179TH STREET, BRONX, NY 10457

EXCLUSIVE OFFERING MEMORANDUM

Development Site in Mount Hope



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215 EAST 179TH STREET, BRONX, NY 10457

DEVELOPMENT SITE IN MOUNT HOPE **FOR SALE**

TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

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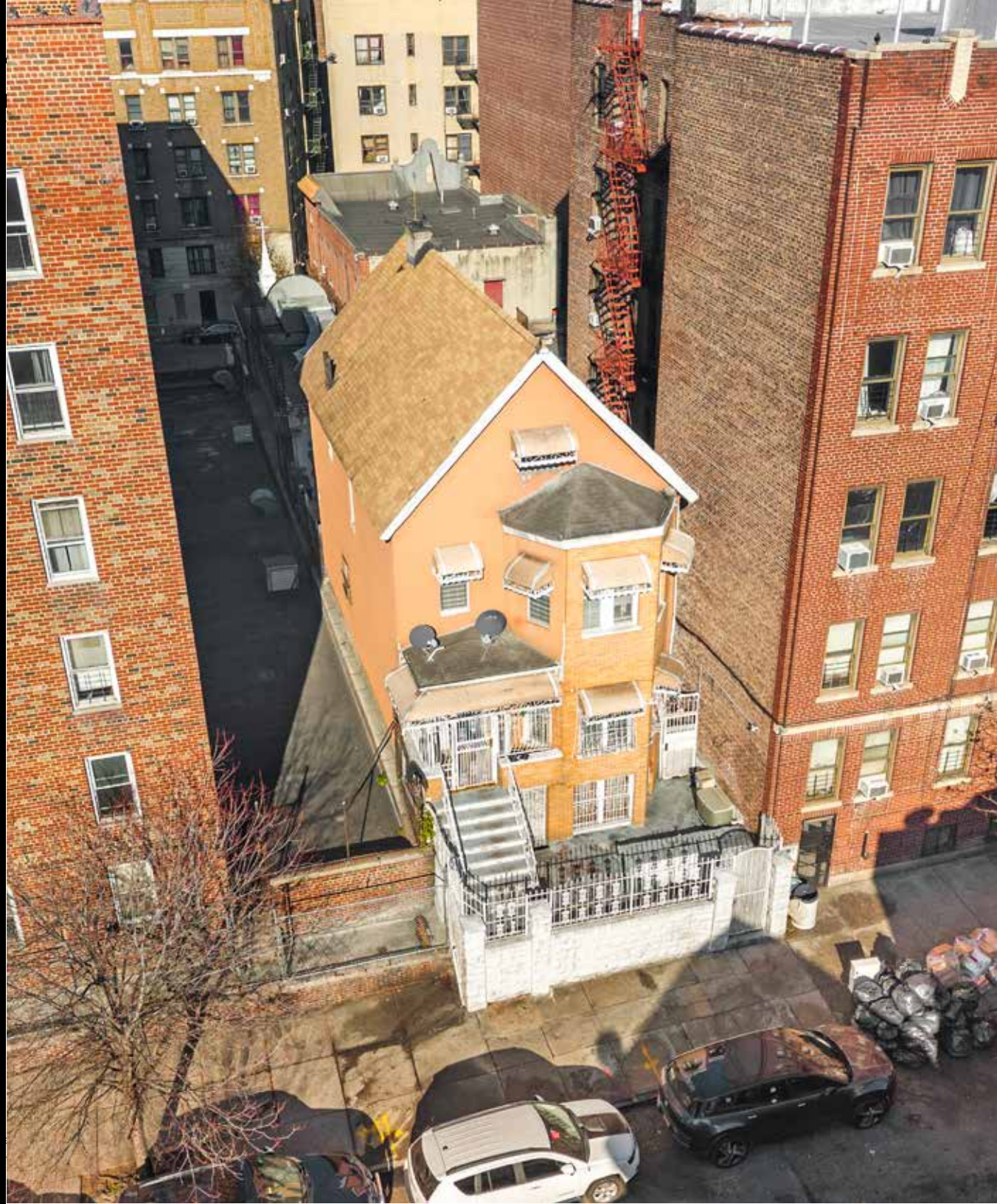
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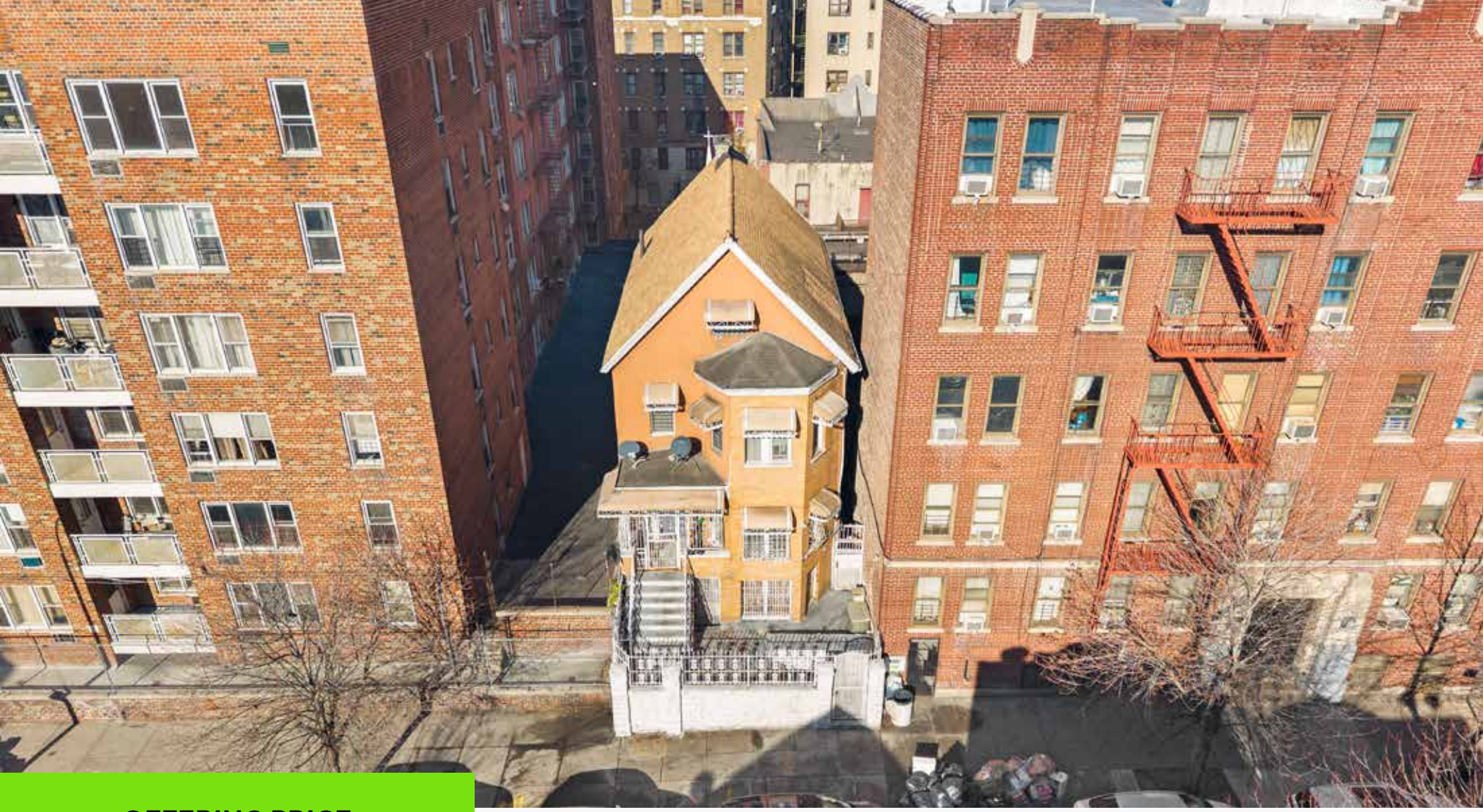
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk 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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INVESTMENT PRICING

215 EAST 179TH STREET





OFFERING PRICE

$999,000

DELIVERED VACANT

INVESTMENT HIGHLIGHTS

12,793 Total BSF	15,300 Total BSF - UAP	2,125 Lot Size	R8 Zoning
$78 Price/BSF	$65 Price/BSF - UAP	25 ft x 85 ft Lot Dimensions	6.02/7.2 UAP FAR

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PROPERTY INFORMATION

215 EAST 179TH STREET



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DEVELOPMENT SITE IN MOUNT HOPE **FOR SALE**

Investment Property Realty Group (IPRG) has been exclusively retained to sell 215 East 179th Street in the Mount Hope neighborhood of the Bronx. The subject property is located between Grand Concourse and Anthony Avenue.

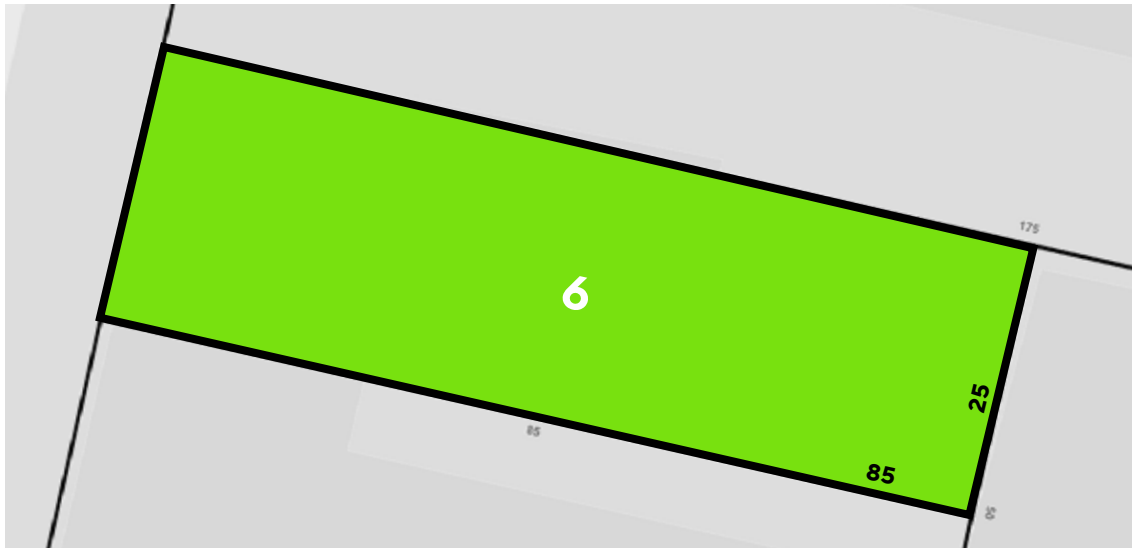
The existing house will be delivered vacant. 215 East 179th Street sits on a 25 ft x 85 ft lot with R8 zoning, offering approximately 12,793 buildable square feet or up to 15,300 buildable square feet with the UAP bonus. This allows a developer to build up to 18 or 22 apartments. The annual taxes are $2,495.

The property is located within walking distance to the 4, B & D subway lines and the Tremont Metro North railroad station.

BUILDING INFORMATION

BLOCK & LOT	02812-0006
NEIGHBORHOOD	Mount Hope
CROSS STREETS	Grand Concourse
LOT DIMENSIONS	25 ft x 85 ft
LOT SF	2,125
TOTAL BUILDABLE SF	12,793 BSF 15,300 UAP
ZONING	R8
FAR	6.02 / 7.2 UAP
TAX CLASS	1 - $2,495
NOTES	Delivered Vacant

TAX MAP



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PROPERTY MAP



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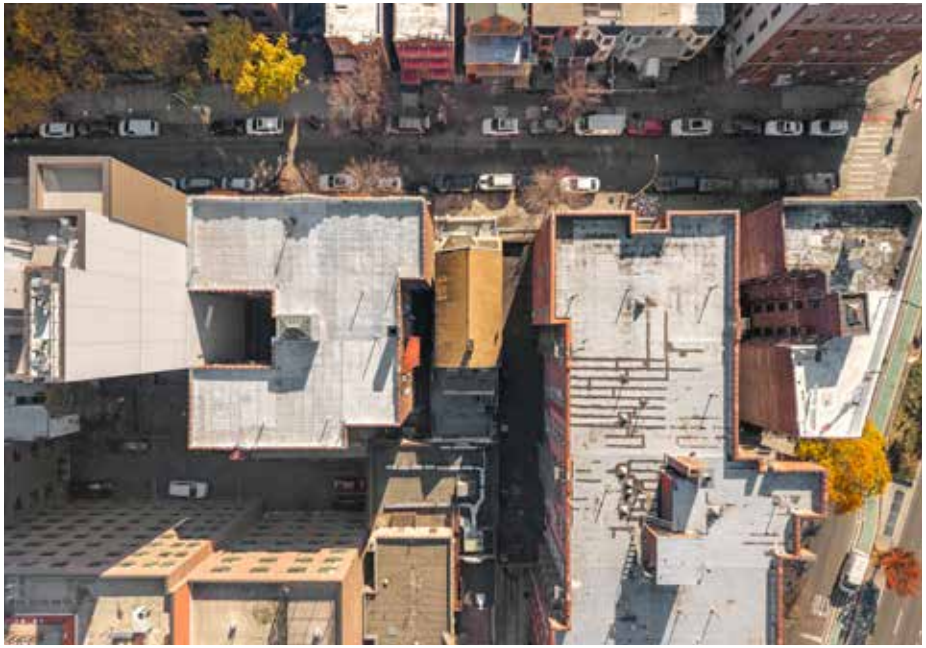
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ADDITIONAL PROPERTY PHOTOS









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