2309-2311 PROSPECT AVENUE, BRONX, NY 10458

EXCLUSIVE OFFERING MEMORANDUM

Development Site For Sale in Belmont



IPRG

TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

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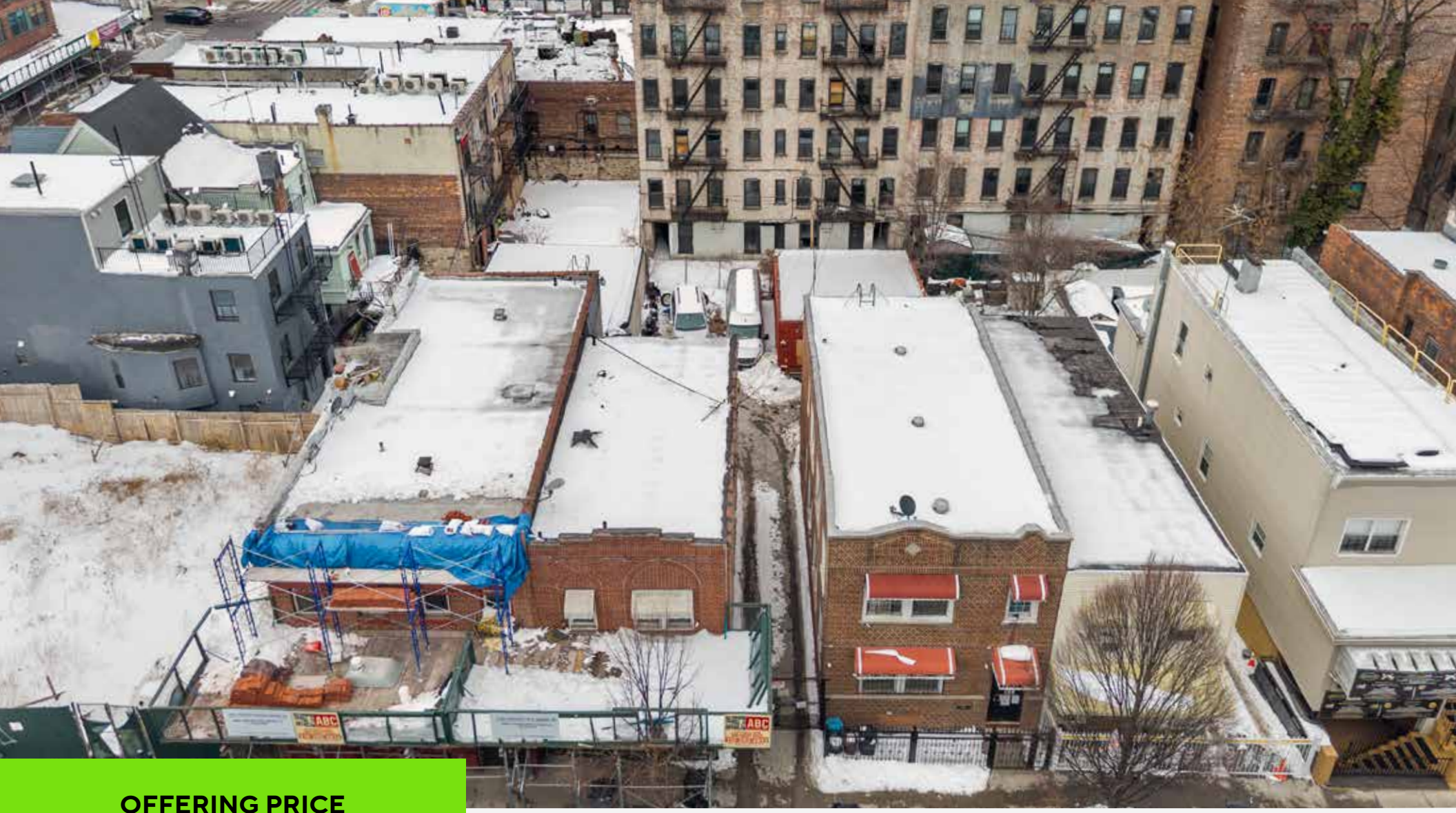
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INVESTMENT PRICING

2309-2311 PROSPECT AVENUE





OFFERING PRICE

$2,200,000

DELIVERED VACANT

INVESTMENT HIGHLIGHTS

50 ft x 95ft Lot Dimensions	16,340 Total Buildable SF	$135 Price/Buildable SF
23,750 Total Buildable SF (UAP)	$92.63 Price/Buildable SF (UAP)	

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PROPERTY INFORMATION

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DEVELOPMENT SITE IN BELMONT **FOR SALE**

Investment Property Realty Group (IPRG) has been exclusively retained to sell 2309-2311 Prospect Avenue. The subject property is between East 183rd Street & East 187th Street in the Belmont Section of The Bronx.

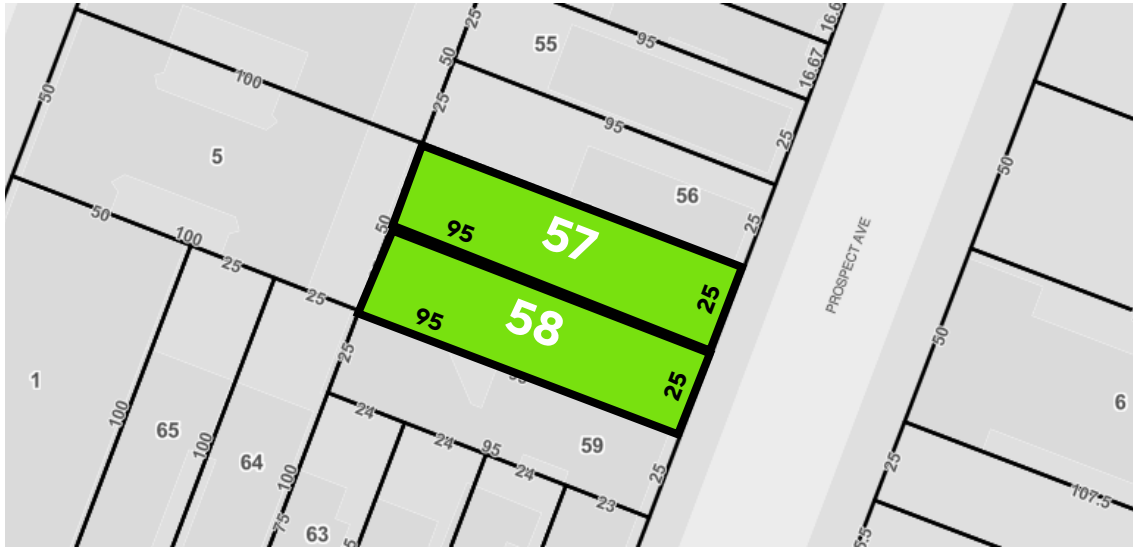
The property lot is 50 ft by 95 ft making it a 4,750-sf lot. The property is a R7-1 Zoning yielding a total buildable square footage of 16,340 and with UAP is 23,750 BSF. Also, could be seen as a redevelopment play. There are 2 brick buildings on each lot. 2309 Prospect Avenue building size measures 19 ft by 41 ft and 2311 Prospect Avenue building size measures 21 ft by 46 ft.

The property is located within walking distance to the 4, D subway lines & Fordham Metro North Station.

BUILDING INFORMATION

BLOCK & LOT:	3102-57, 3102-0058
NEIGHBORHOOD:	Belmont
CROSS STREETS:	East 183rd St & East 187th St
LOT DIMENSIONS:	50 ft x 95ft
TOTAL BUILDABLE SF:	16,340 / 23,750 (UAP)
ZONING:	R7-1
FAR:	3.44 / 5.0 (UAP)
TAX CLASS / ANNUAL TAXES:	Class 1 / $5,800
NOTES:	Delivered Vacant

TAX MAP

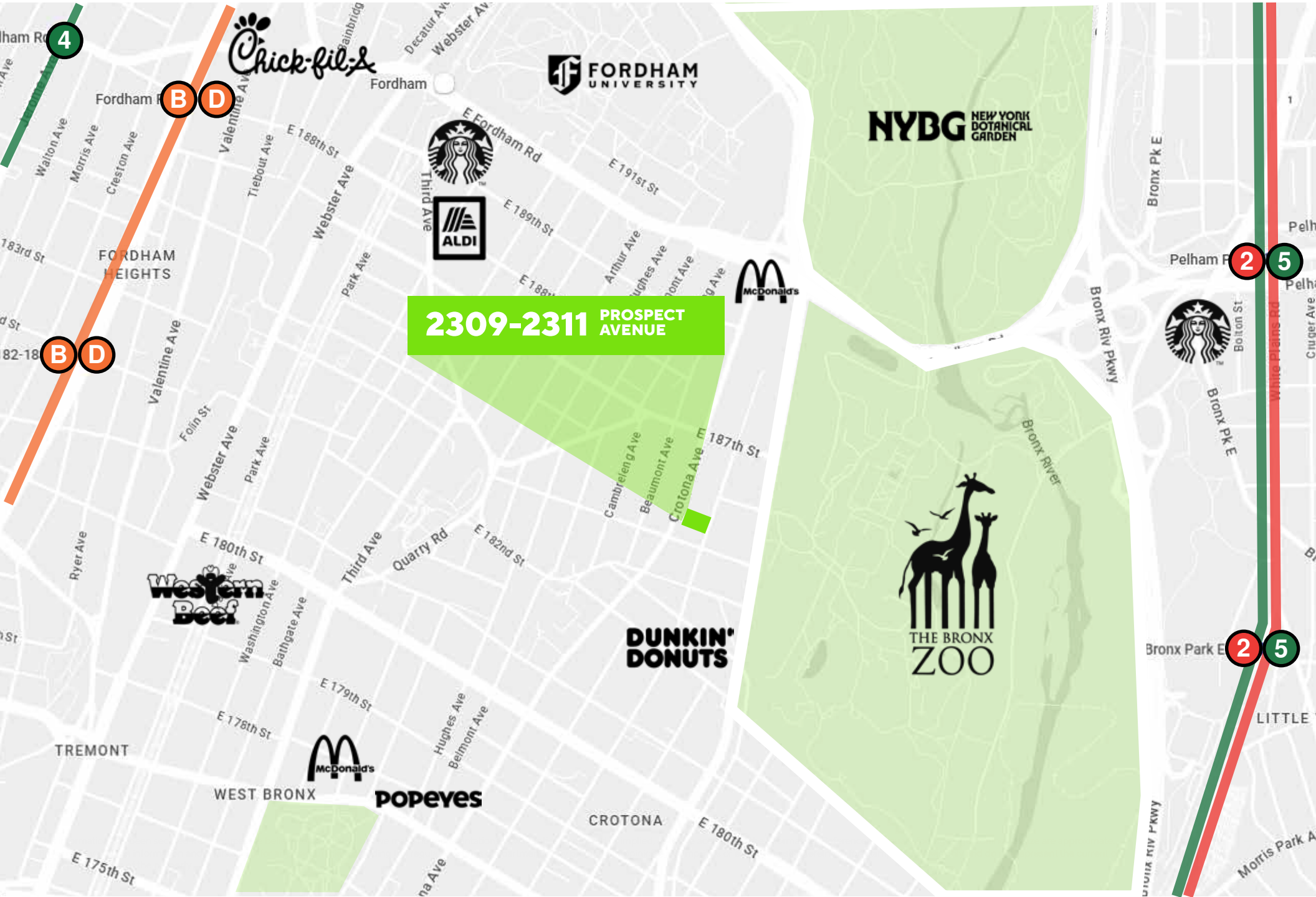


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DEVELOPMENT SITE IN BELMONT **FOR SALE**

PROPERTY MAP



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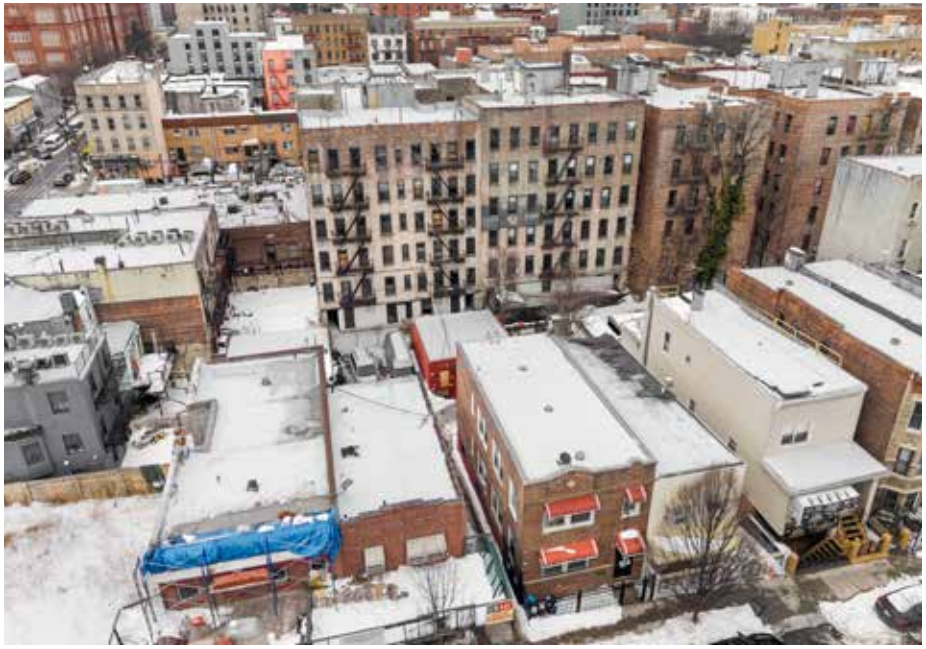
DEVELOPMENT SITE IN BELMONT **FOR SALE**

ADDITIONAL PROPERTY PHOTOS









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