

3537 HOLLAND AVENUE, BRONX, NY 10467

EXCLUSIVE OFFERING MEMORANDUM

Development Site in Williamsbridge

IPRG

IPRG

3537 HOLLAND AVENUE, BRONX, NY 10467

DEVELOPMENT SITE IN WILLIAMSBRIDGE **FOR SALE**

TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

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

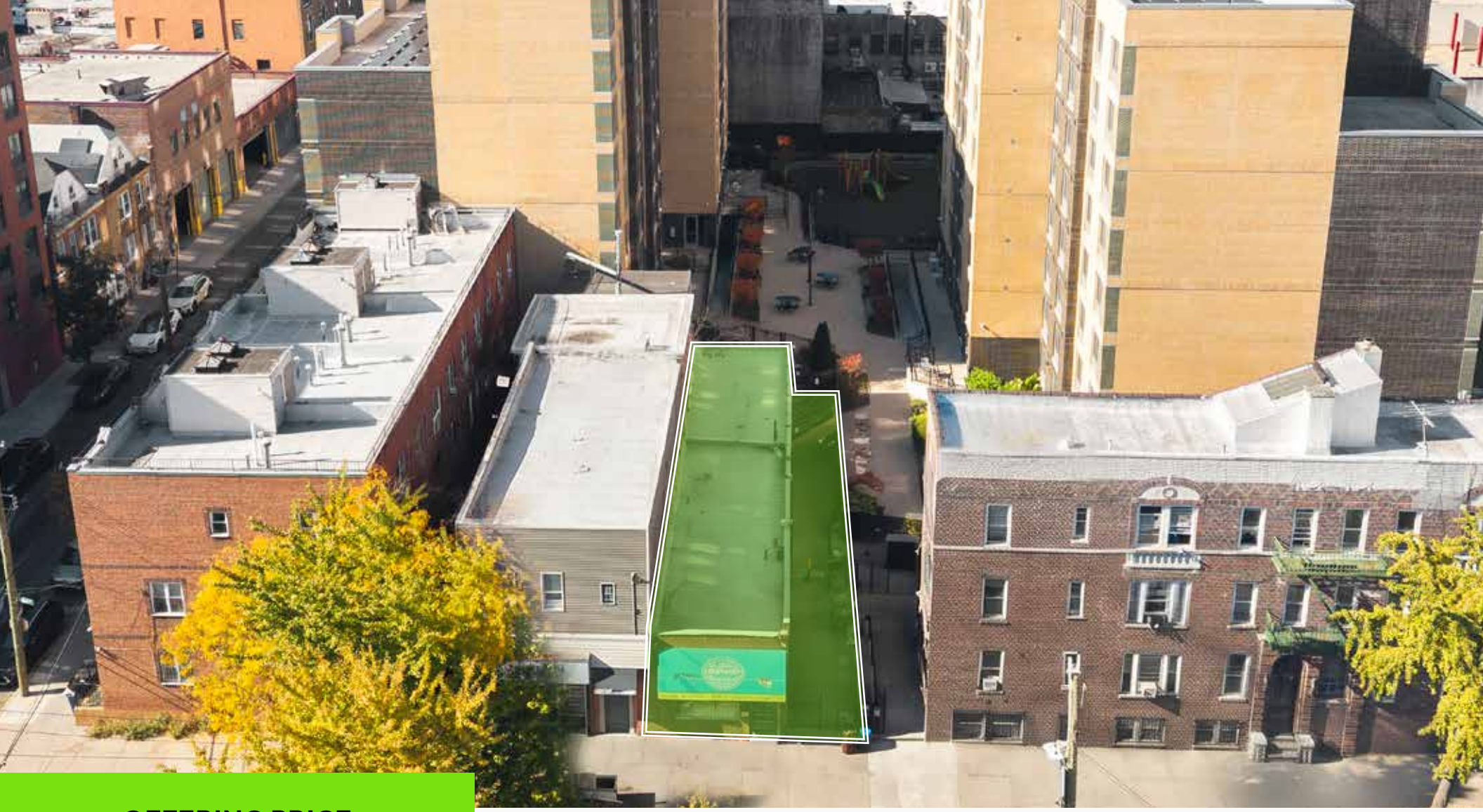
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk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

INVESTMENT PRICING

3537 HOLLAND AVEUE





OFFERING PRICE

$850,000

DELIVERED VACANT

INVESTMENT HIGHLIGHTS

9,500 Total BSF	11,899 Total BSF - UAP	2,375 Lot Size	R7A Zoning
$89 Price/BSF	$71 Price/BSF - UAP	25 ft x 95 ft Lot Dimensions	4 /5.01 UAP FAR

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

PROPERTY INFORMATION

3537 HOLLAND AVEUE



3537 HOLLAND AVENUE, BRONX, NY 10467

DEVELOPMENT SITE IN WILLIAMSBRIDGE **FOR SALE**

Investment Property Realty Group (IPRG) has been exclusively retained to sell 3537 Holland Avenue in the Williamsbridge neighborhood of the Bronx. The subject property is located between 211th Street and 212th Street.

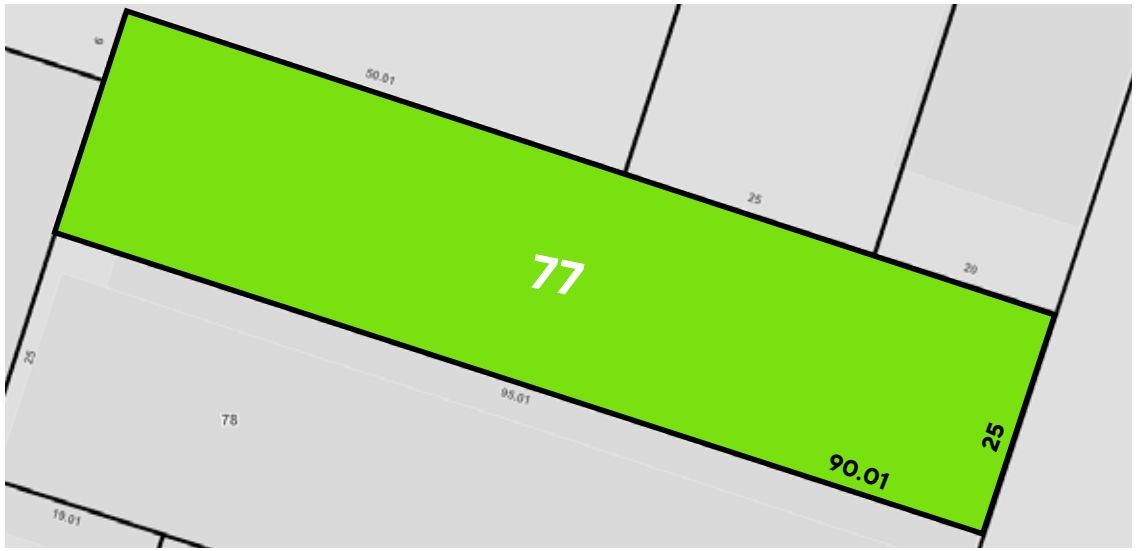
The existing single story retail building will be delivered vacant. 3537 Holland Avenue sits on a 25 ft x 95 ft lot with R7A zoning, offering approximately 9,500 buildable square feet or up to 11,899 buildable square feet with the UAP bonus. This allows a developer to build up to 14 or 17 apartments. The annual taxes are $13,424.

The property is located within walking distance to the 2 and 5 subway lines and the Williamsbridge Metro North railroad station. There is easy access to the Bronx River Parkway via a 1 minute drive.

BUILDING INFORMATION

BLOCK & LOT	04657-0077
NEIGHBORHOOD	Williamsbridge
CROSS STREETS	East 211th Street
LOT DIMENSIONS	25 ft x 95 ft
LOT SF	2,375
TOTAL BUILDABLE SF	9,500 BSF 11,899 UAP
ZONING	R7A
FAR	4 / 5.01 UAP
TAX CLASS	1 - $13,424
NOTES	Delivered Vacant

TAX MAP

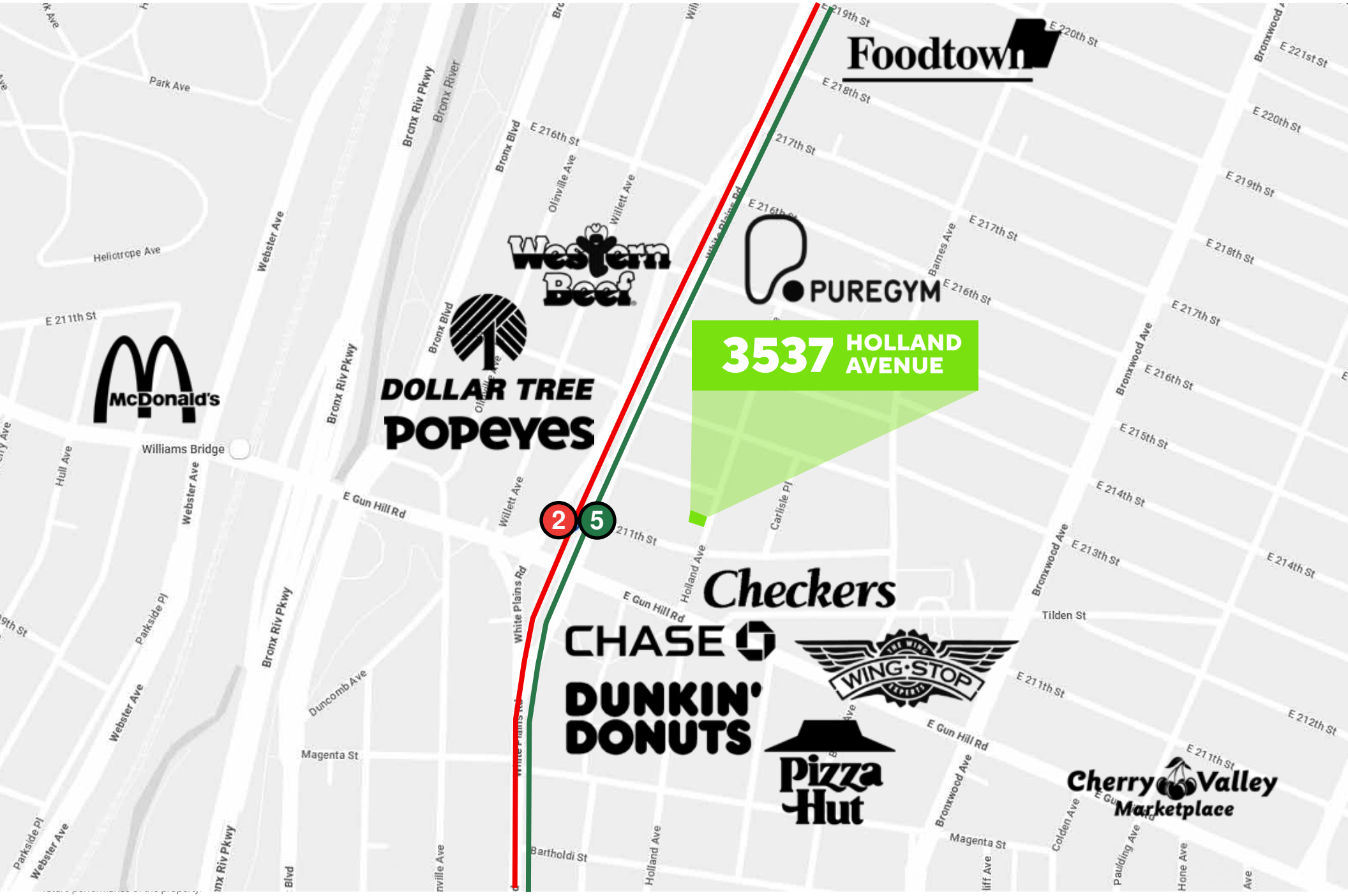


This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk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

3537 HOLLAND AVENUE, BRONX, NY 10467

DEVELOPMENT SITE IN WILLIAMSBRIDGE **FOR SALE**

PROPERTY MAP

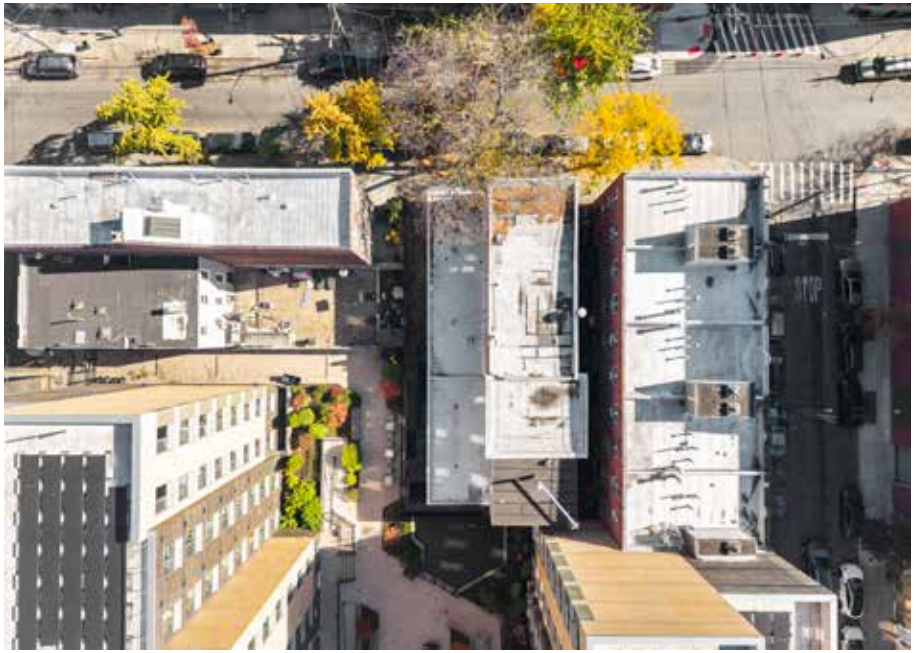


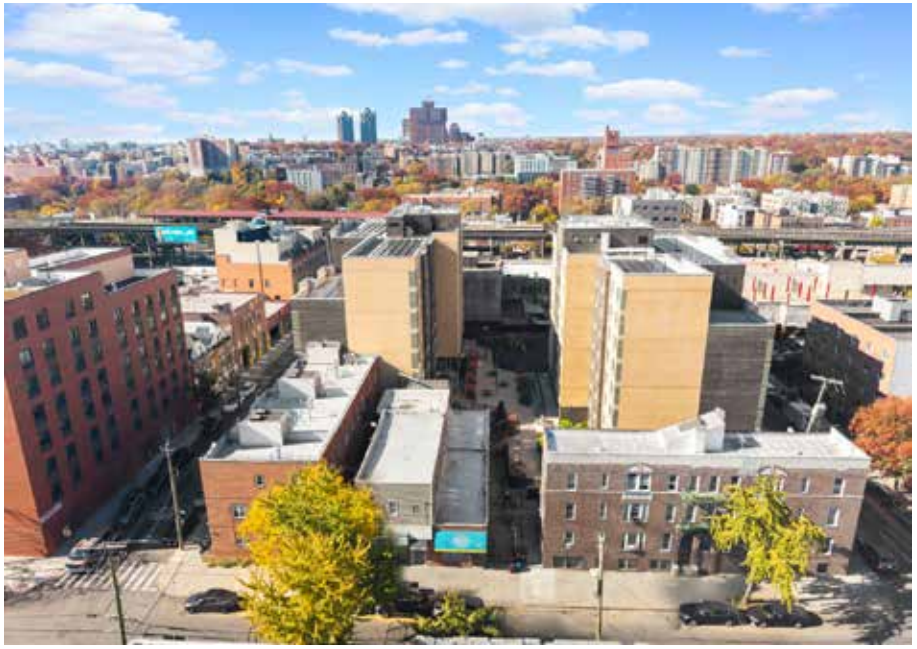
3537 HOLLAND AVENUE, BRONX, NY 10467

DEVELOPMENT SITE IN WILLIAMSBRIDGE **FOR SALE**

ADDITIONAL PROPERTY PHOTOS









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

3537 HOLLAND AVENUE, BRONX, NY 10467

DEVELOPMENT SITE IN WILLIAMSBRIDGE **FOR SALE**



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS

Steve Reynolds	**Brian Davila**	**John Loch**
Founding Partner	Partner	Senior Associate
718.360.2993	718.360.8849	718.360.4910
steve@iprg.com	bdavila@iprg.com	jloch@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.