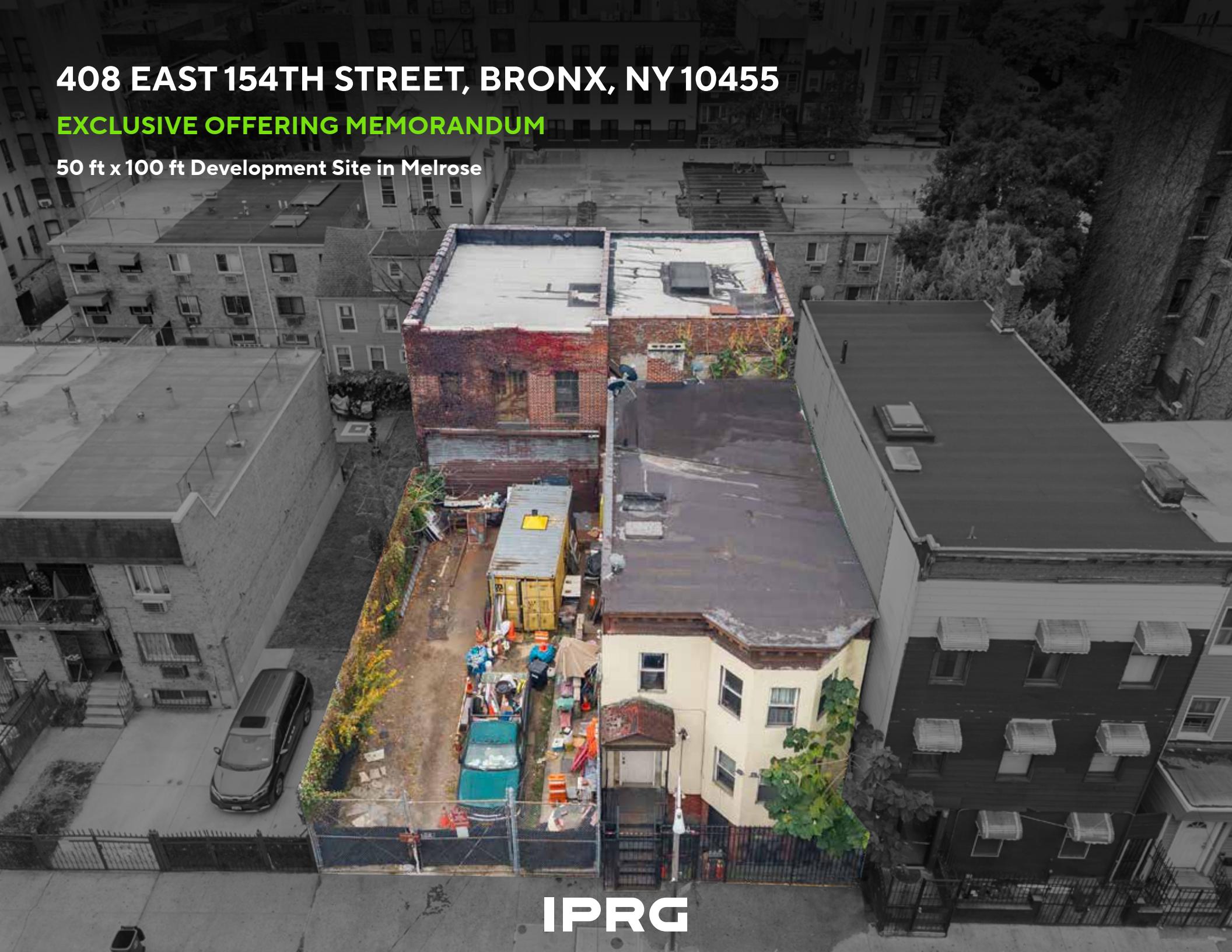
408 EAST 154TH STREET, BRONX, NY 10455

EXCLUSIVE OFFERING MEMORANDUM

50 ft x 100 ft Development Site in Melrose



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408 EAST 154TH STREET, BRONX, NY 10455

50 FT X 100 FT DEVELOPMENT SITE IN MELROSE **FOR SALE**

TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

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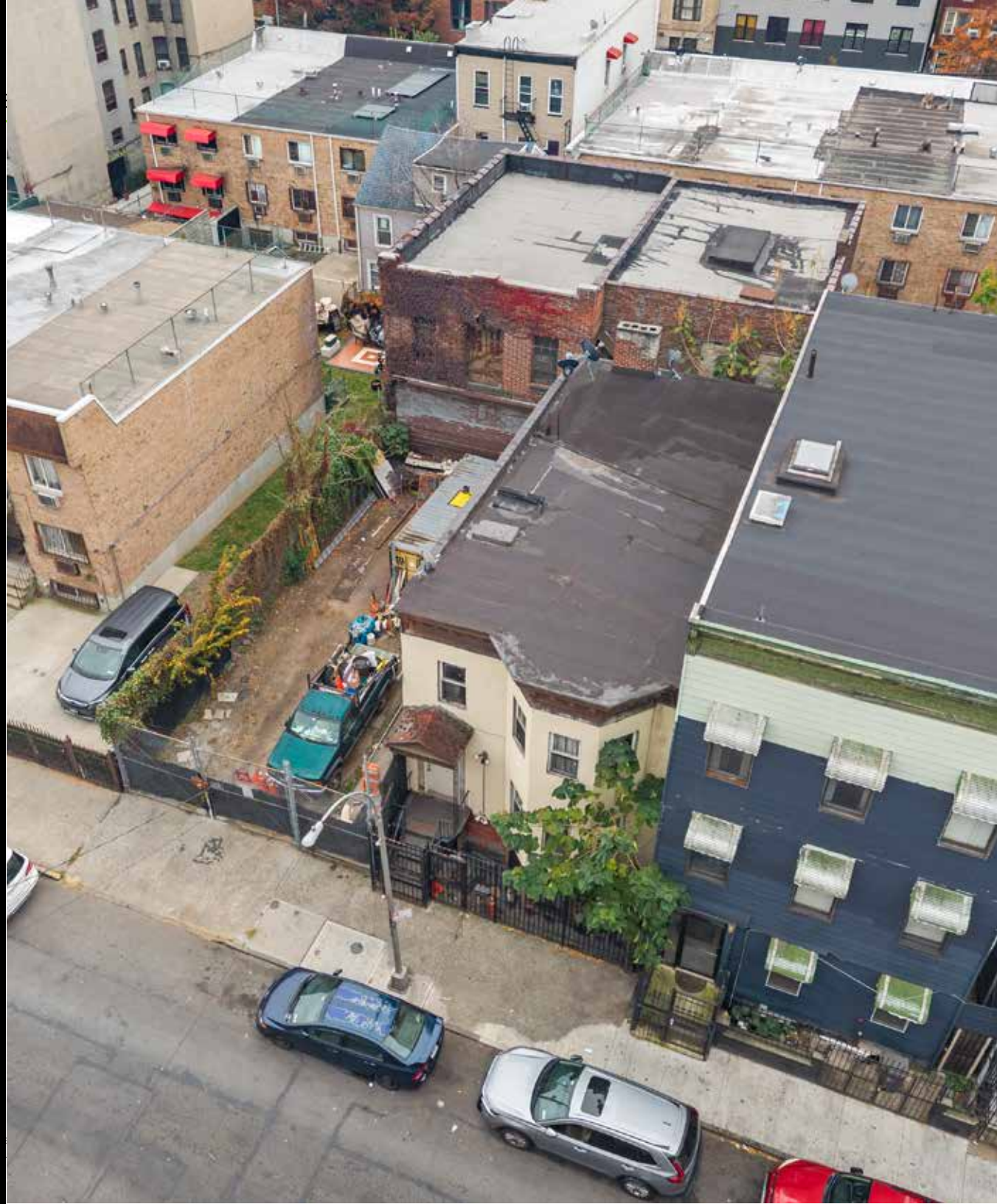
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INVESTMENT PRICING

408 EAST 154TH STREET





OFFERING PRICE

$1,500,000

- **DELIVERED VACANT**
- **SELLER TO RETAIN COMMERCIAL SPACE POST CONSTRUCTION**

INVESTMENT HIGHLIGHTS

13,400 Total BSF	19,500 Total BSF - UAP	5,000 Lot SF	R6, C1-4 Zoning
$112 Price/BSF	$77 Price/BSF - UAP	50 ft x 100 ft Lot Dimensions	2.2 & 3 / 3.9 UAP FAR

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PROPERTY INFORMATION

408 EAST 154TH STREET



408 EAST 154TH STREET, BRONX, NY 10455

50 FT X 100 FT DEVELOPMENT SITE IN MELROSE **FOR SALE**

Investment Property Realty Group (IPRG) has been exclusively retained to sell 408 East 154th Street in the Melrose neighborhood of the Bronx. The subject property is located between Melrose Avenue and Elton Avenue.

The property will be delivered vacant. 408 East 154th Street sits on a 50 ft x 100 ft lot with R6/C1-4 zoning, offering approximately 13,400 buildable square feet or up to 19,500 buildable square feet with the UAP bonus. This allows a developer to build up to 19 or 28 apartments. 30 feet of the width of the lot is within 100 feet from the corner so partial full lot coverage can be utilized for larger floor plates. The annual taxes are $1,996.

The property is located within walking distance to the 2 and 5 subway lines and the Melrose Metro North railroad station.

Current ownership requests to retain a commercial unit in white box condition in the new construction building:

Option	Price	UAP	Seller Retained Commercial Space
Option 1	$1,500,000	No	1st/2nd floor and ~3,000 SF Basement
Option 2	$1,777,500	Yes	~4,000 SF 1st floor and ~3,000 SF Basement

BUILDING INFORMATION

BLOCK & LOT		02375-0009
NEIGHBORHOOD		Melrose
CROSS STREETS		Melrose Avenue
LOT DIMENSIONS		50 ft x 100 ft
LOT SF		5,000
TOTAL BUILDABLE SF	13,400 BSF	19,500 UAP BSF
ZONING		R6, C1-4
FAR		2.2 & 3 (wide street) / 3.9 UAP
TAX CLASS		1 - $1,996
NOTES		Delivered Vacant
		Seller to retain commercial space post construction

TAX MAP



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PROPERTY MAP

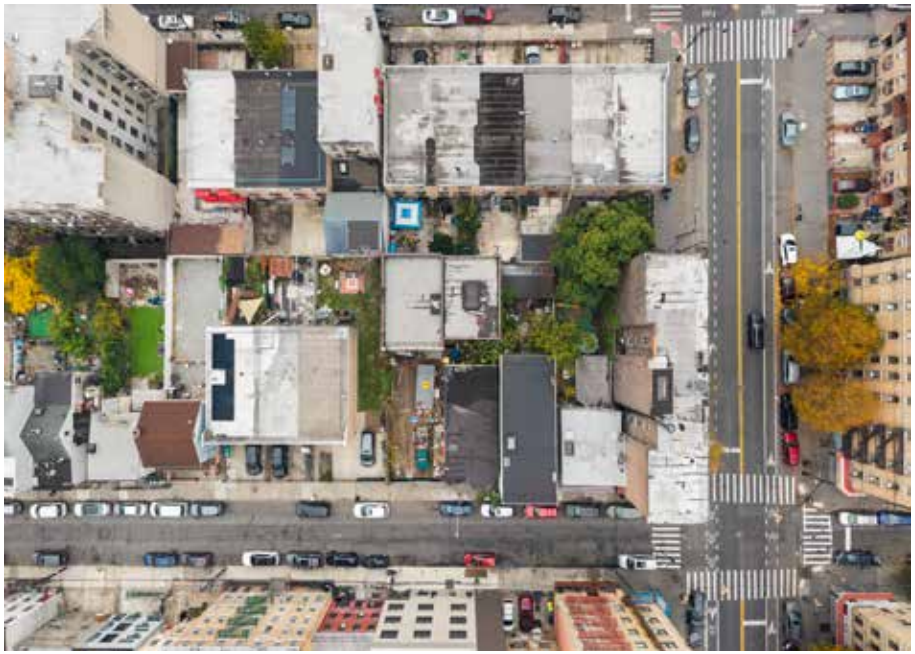


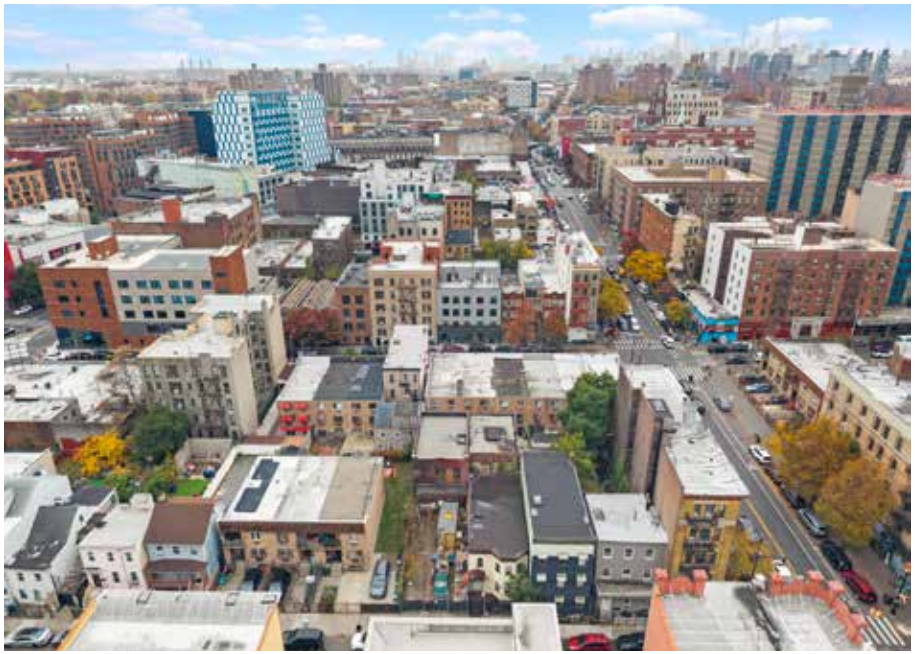
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ADDITIONAL PROPERTY PHOTOS









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