

**FOR
SALE**

**DEVELOPMENT
OPPORTUNITY**

**100' x 100'
PARKING LOT**

**OLINVILLE
THE BRONX**

**ASKING \$3.75M
\$125 /BSF**



3730 BRONX BOULEVARD - RM Friedland and Lala Realty Group are pleased to present 3730 Bronx Boulevard, a 100 ft x 100 ft, 10,001 SF vacant lot in the Olinville neighborhood of The Bronx, just south of East 219th Street.

The property offers an exciting opportunity for development, benefiting from its favorable zoning, which allows for over 30,000 Sf of buildable potential. This site is ideal for a multifamily development, and with the right approach, developers can optimize the buildable area to meet current market demands.

Given its proximity to public transportation, shopping, and dining, the property is strategically positioned for tenants seeking convenience. The 225th Street and 219th Street subway stations, both serving the 2 and 5 lines, are just a short walk away, providing easy access to Manhattan and other parts of the Bronx. Local amenities include nearby grocery stores such as Foodverse Market and Kingston Tropical Bakery, as well as dining options like Agra Grill. For daily errands, residents can find a Rite Aid pharmacy just a few blocks away, and Montefiore Medical Center's Wakefield Campus is less than half a mile from the property, offering convenient healthcare

Est. 30,003 Buildable SF	Zoning: R6A
Lot Size: 10,001 SF	Base FAR: 3.00
Est Tax Bill = \$21,249	

access. Additionally, recreational spaces like Rienzi Playground and Agnes Haywood Playground are within walking distance, providing outdoor leisure options for future residents.

This parcel represents a prime opportunity to develop in a high-demand area with strong potential for future growth in the Bronx.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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3730 Bronx Boulevard



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LALA
REALTY GROUP

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

3730 Bronx Boulevard

3730 BRONX BOULEVARD, 10467

Bronx (Borough 2)
Block 4649 | Lot 16

Zoning District
R6A

Intersecting Map Layers
Transit Zone, FRESH Zone
Coastal Zone

SOURCE

<https://zola.planning.nyc.gov>



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PROPERTY INFORMATION



LOCATION

Address	3730 Bronx Blvd
Municipality	Bronx
State	NY
Zip Code	10467
Parcel Number	04649-0016
Area	Olinville

PARCEL & ZONING

Parcel Count	1
Dimensions	100 ft x 100.01 ft
SF (Approx.)	10,001
Zoning	R6A
Floor Area Ratio	3.00
Maximum Buildable SF	30,003

RE TAX 2024/2025

	<i>Class: 4</i>
Assessed Value	\$200,610
Estimated Rate	10.592%
True/Full Tax	\$21,249
Abatements/Fees	\$0
Estimated Tax Expense	\$21,249

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\$1.7B+ In Total Sales
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