PINNACLE REALTY
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE

4663 THIRD AVENUE

BRONX, NY 10458

Prime Residential Development Opportunity

Corner Property Located in the Heart of Belmont Near Arthur Avenue

TYPE

Development / Investment / Existing Warehouse

LOT SQUARE FOOT
12,700 SF

CLEAR HEIGHT
14′

RESIDENTIAL BSF:
50,800 SF

RESIDENTIAL BSF (UAP):
60,960 SF

ZONING
M1-4, R7A (MX-14)

PARCEL ID

3041
BLOCK

21
LOT

PRICE

Upon Request

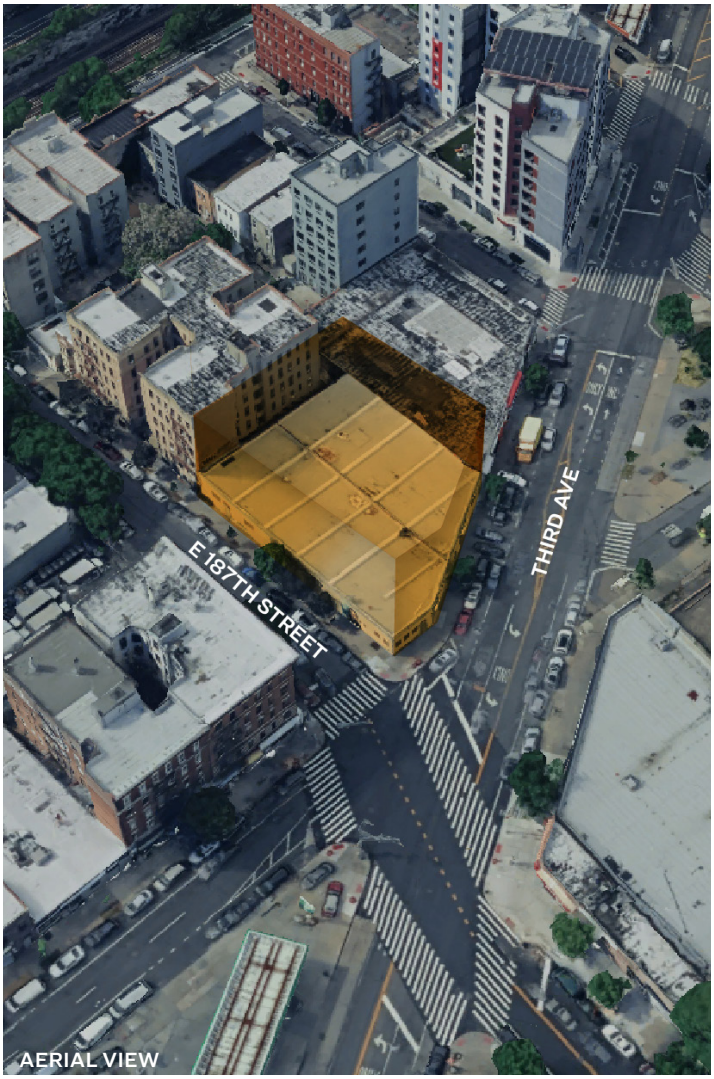
718-784-8282 / PINNACLERENY.COM

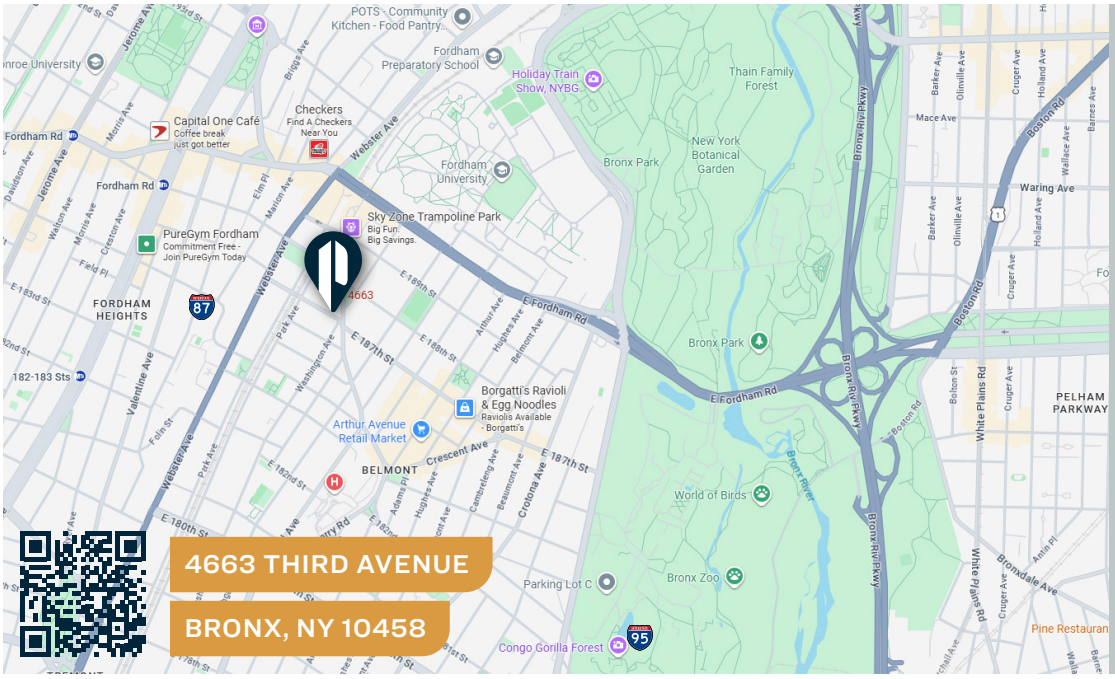
All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Development & Existing Conditions

Features

- **Lot Sq. Ft.:** 12,700
- **Existing Warehouse Sq. Ft.:** 12,700
- **Third Ave Frontage:** 115’
- **FAR (Standard):** 4
- **FAR (Facility):** 4
- **FAR (UAP):** 4.8
- **Buildable Sq. Ft. :** 50,800
- **Buildable Sq. Ft. (UAP):** 60,960
- **Tax Class:** 4
- **Real Estate Taxes 26/27:** $43,582





TRANSPORTATION

B D — FORDHAM RD/ GRAND CONCOURSE

BRONX RIVER PKWY

CROSS BRONX EXPY

MAJOR DEEGAN EXPY

MTA Metro-North Railroad

HARLEM

NEW CANAAN

NEW HAVEN

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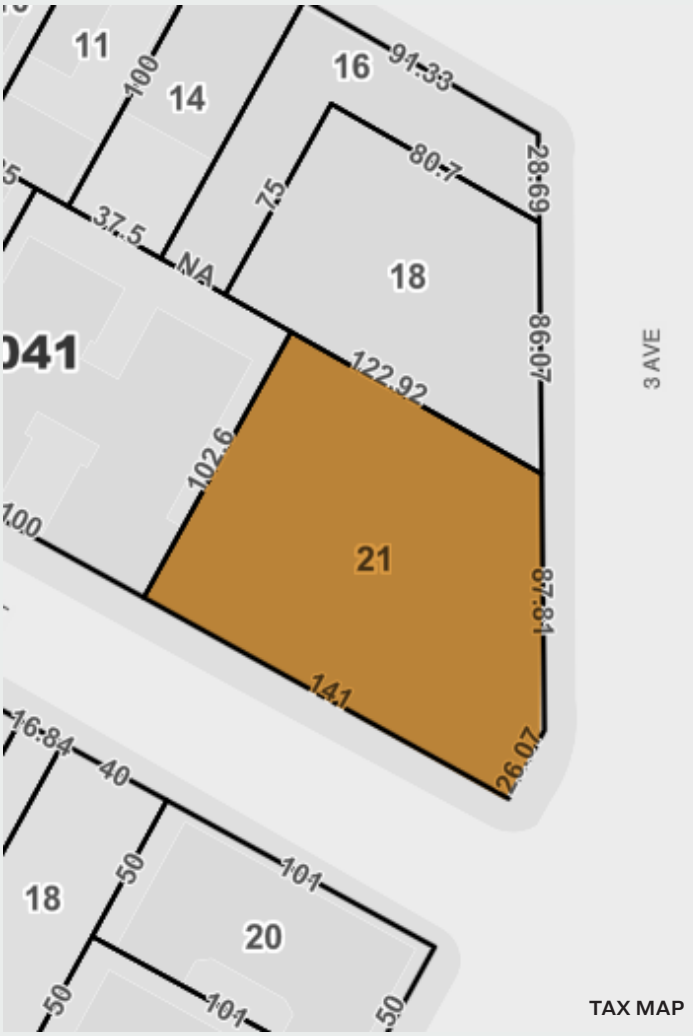
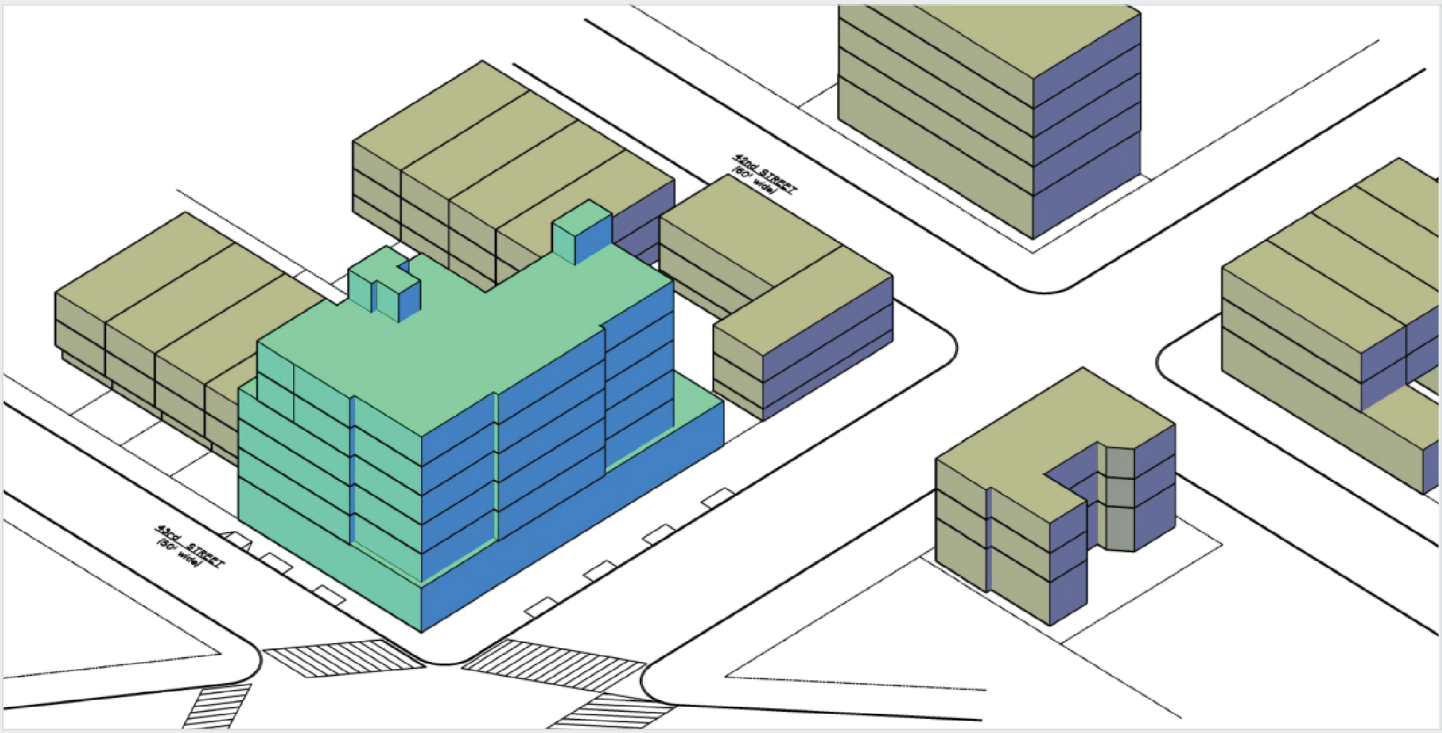
Property Overview

Pinnacle Realty of NY LLC has been retained exclusively to represent 4663 Third Avenue in the Bronx. The property is strategically located in the corner of Third Avenue, Washington Avenue & 187 Street. The subject property currently consists of a single-story warehouse built full on a 12,700 sq. ft. lot. The property allows significant residential development advantages with easy access to major highways, public transportation, and Manhattan!

- **The Special Mixed-Use District (MX) was established in 1997 to encourage investment in, and enhance the vitality of, existing neighborhoods with mixed residential and industrial uses in close proximity and create expanded opportunities for new mixed-use communities.**
- **Ideally positioned to capitalize on the City of Yes UAP program, allowing an increase in total buildable density.**



TAX MAP



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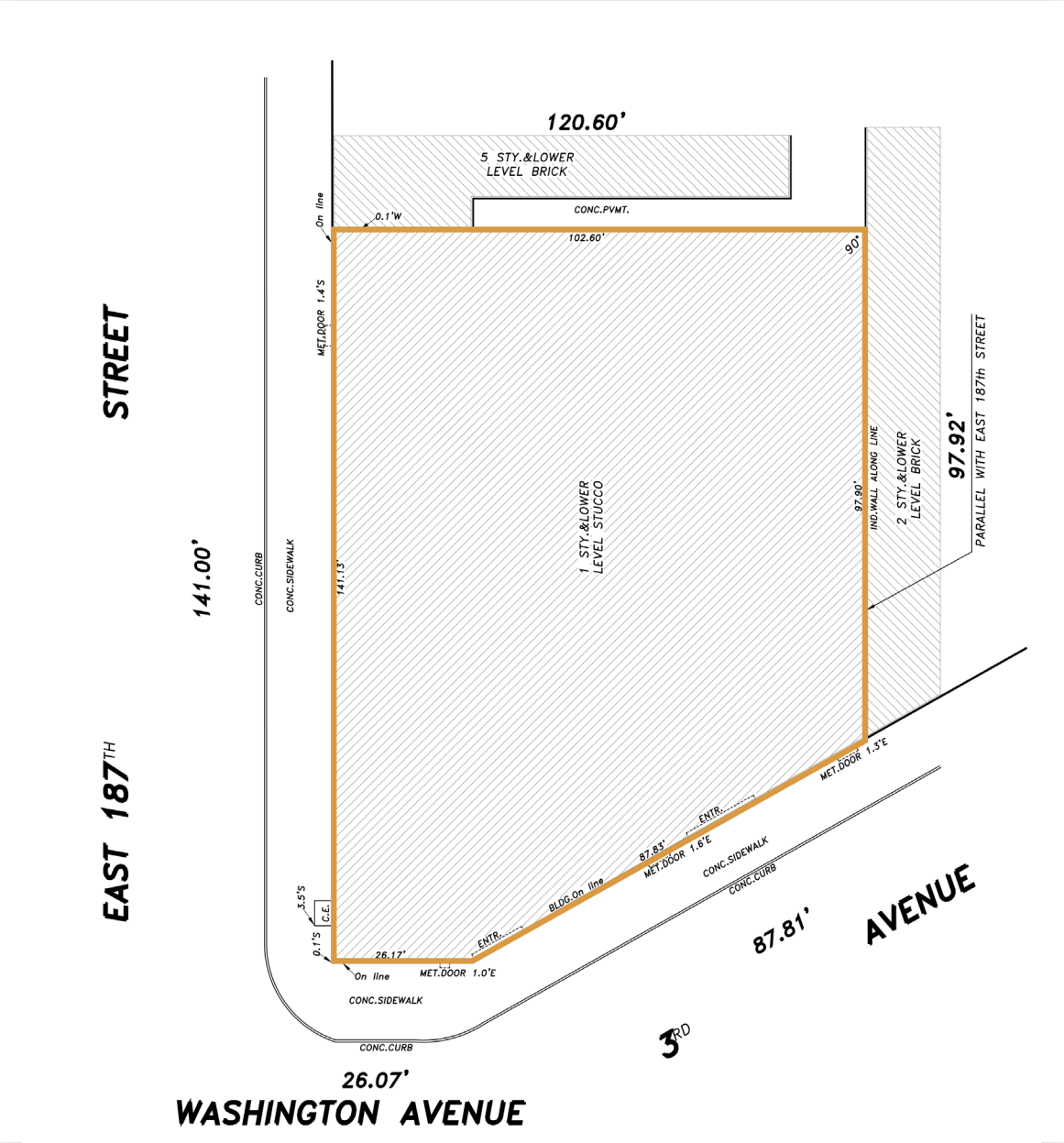
SURVEY



PINNACLE REALTY
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