

1807 WILLOW LANE, BRONX, NY 10461

EXCLUSIVE OFFERING MEMORANDUM

Development Site For Sale

IPRG



1807 WILLOW LANE, BRONX, NY 10461

IPRG FOR SALE

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DEVELOPMENT SITE FOR SALE

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FOR MORE INFORMATION,
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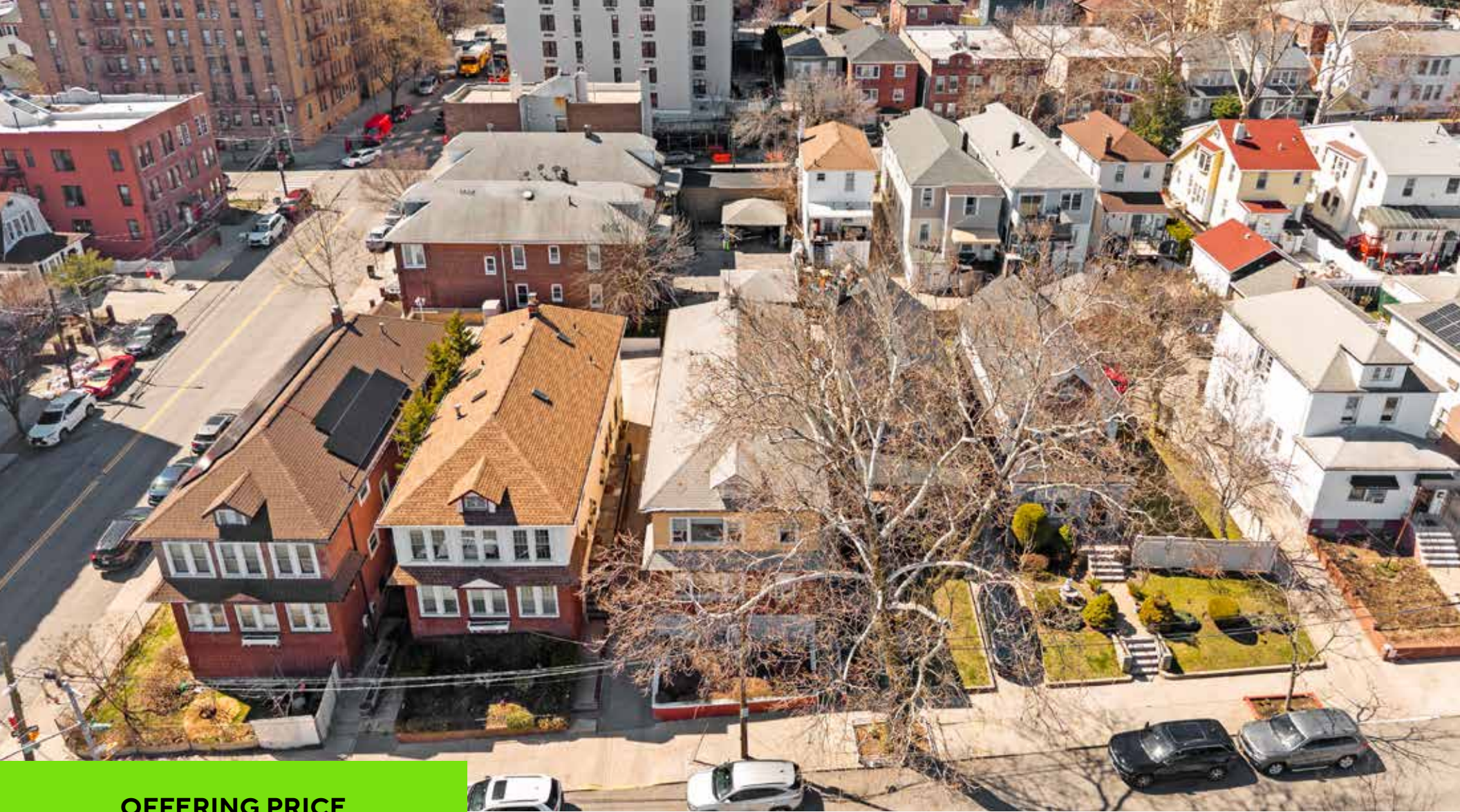
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INVESTMENT PRICING

1807 WILLOW LANE





OFFERING PRICE

\$1,525,000

INVESTMENT HIGHLIGHTS

35.58 ft x 101.5 ft
Lot Dimensions

14,448
Total Buildable SF (As of Right)

\$106
Price/Buildable SF (As of Right)

DELIVERED VACANT

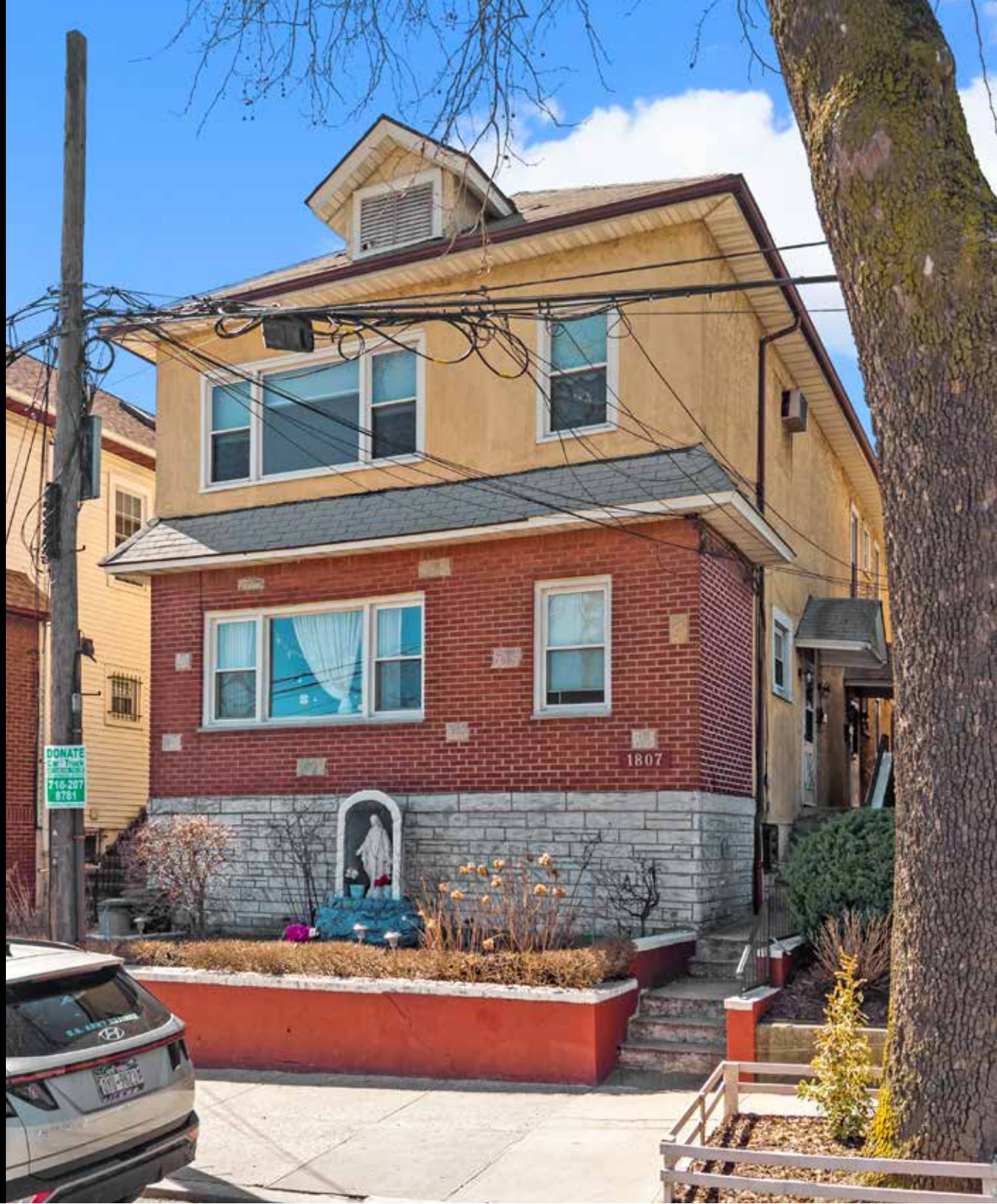
18,060
Total Buildable SF (UAP)

\$84
Price/Buildable SF (UAP)

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PROPERTY INFORMATION

1807 WILLOW LANE



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INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell a development site located at 1807 Willow Lane. The property is positioned between Buhre Avenue & Willow Lane in the Pelham Bay section of the Bronx.

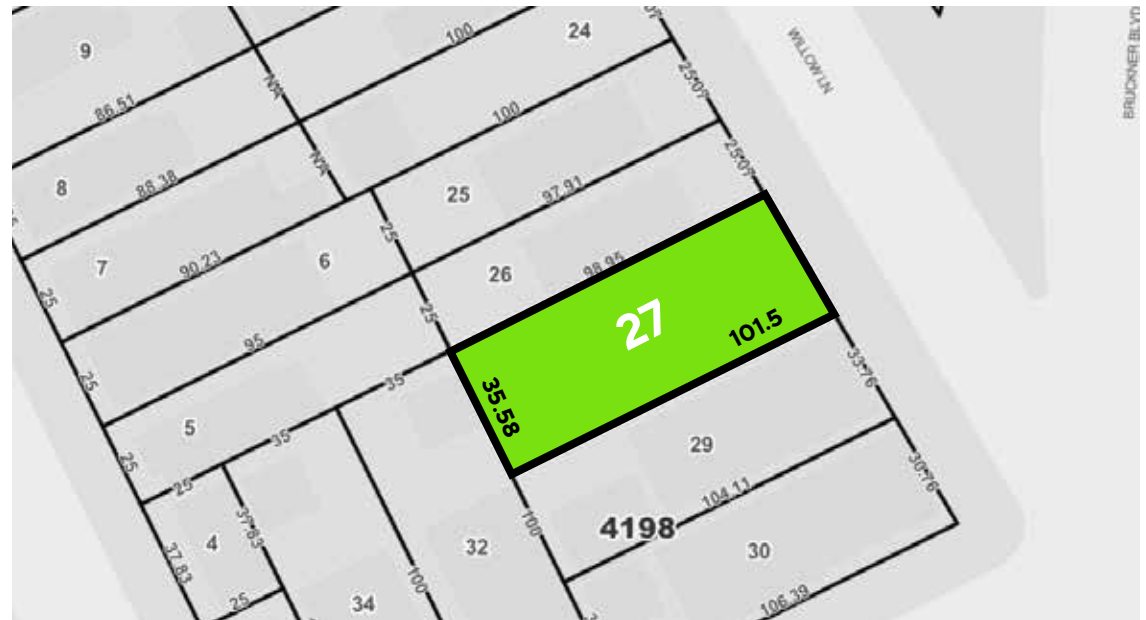
The property sits on a 35.58 ft x 101.5 ft lot and is primarily zoned R7-1, offering significant development potential on a wide street. A minimal portion of the lot (less than 1%) falls within an R5A zoning designation, which does not materially impact the site's overall development potential.

The property offers approximately 14,448 buildable square feet (BSF), with the potential to increase to 18,060 BSF through the (UAP) bonus. Conveniently located just minutes from the 6 train.

BUILDING INFORMATION

BLOCK & LOT:	4198-27
NEIGHBORHOOD:	Pelham Bay
CROSS STREETS:	Willow Ln & Buhre Ave
LOT DIMENSIONS:	35.58 ft x 101.5 ft
TOTAL BUILDABLE SF (AS OF RIGHT):	14,448
TOTAL BUILDABLE SF (UAP):	18,060
ZONING:	R7-1
FAR (AS OF RIGHT):	Wide Street: 4
FAR (UAP):	Wide Street: 5
TAX CLASS / ANNUAL TAXES:	Class 1 / \$3,252
NOTES:	Delivered Vacant / Less than 5% R5 Zoning

TAX MAP



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DEVELOPMENT SITE FOR SALE

PROPERTY MAP



1807 WILLOW LANE

COUNTRY CLUB

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ADDITIONAL PROPERTY PHOTOS





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