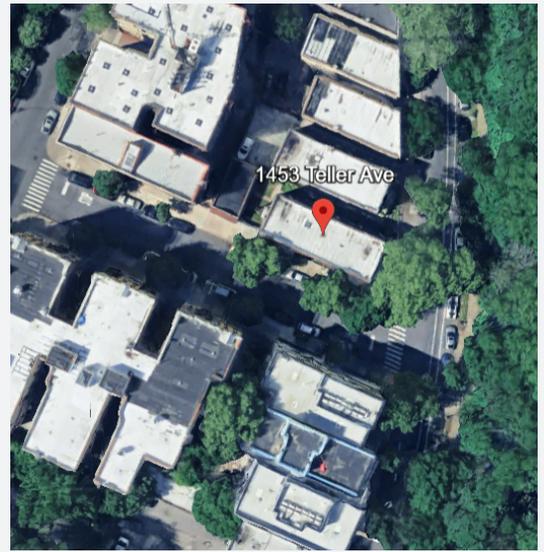


FOR SALE

1453 TELLER AVENUE, BRONX, NY 10457

TWO FAMILY WITH GARAGE | CORNER DEVELOPMENT SITE 39' X 124'

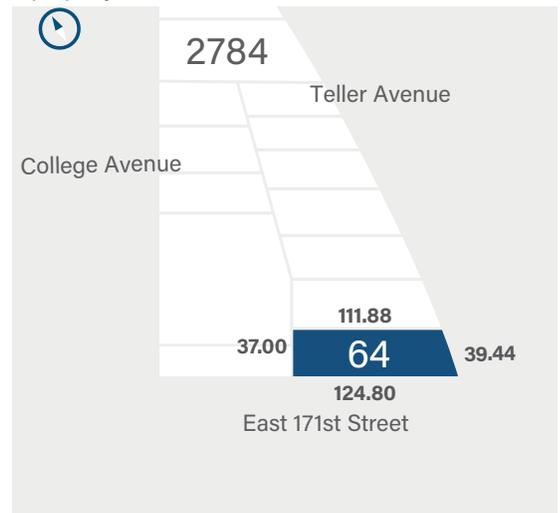


PROPERTY SUMMARY

Location	Northwest corner of Teller Avenue and East 171st Street
Block/Lot	2784 / 64
Lot Dimensions	39.33 ft x 124.67 ft
Lot Size	4,904 SF
Zoning	R7-1
Residential FAR	3.44
City of Yes	5.01
Community Facility FAR	4.80
Residential Buildable SF	16,870 BSF
Buildable SF (UAP)	24,569 BSF
Community Facility Buildable SF	23,539 BSF
Assessment	\$22,356
Tax Rate	19.843%
Taxes	\$4,436

All measurements and square footage estimates are approximate

Concourse Realty has been exclusively retained to sell 1453 Teller Avenue in the Mount Eden of the Bronx. The subject property is currently a 3,500 square foot two family house with a detached garage. The property sits on a 39' x 124' lot, designated R7-1 zoning, allowing for up to 16,870 buildable square foot as of right, 24,659 buildable square feet with UAP - City of Yes and 23,539 buildable square feet with community facility. The property will be delivered vacant



ASKING PRICE: \$2,500,000



DAVID SIMONE
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The information contained herein has been obtained from sources that we deem reliable, but we do not guarantee the accuracy of any information provided. All zoning information, square footage, buildable footage estimates, and uses must be independently verified. Prospective buyers should carefully verify all square foot numbers, income, and all other information contained herein. Consult an architect or appropriate zoning professional before making financial or legal decisions.