



**LANDAIR  
PROPERTY  
ADVISORS**

## Crotona Park East 30 Foot Wide Development Site

861 Freeman St, Bronx, NY 10459

*Presented by:*

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Partner



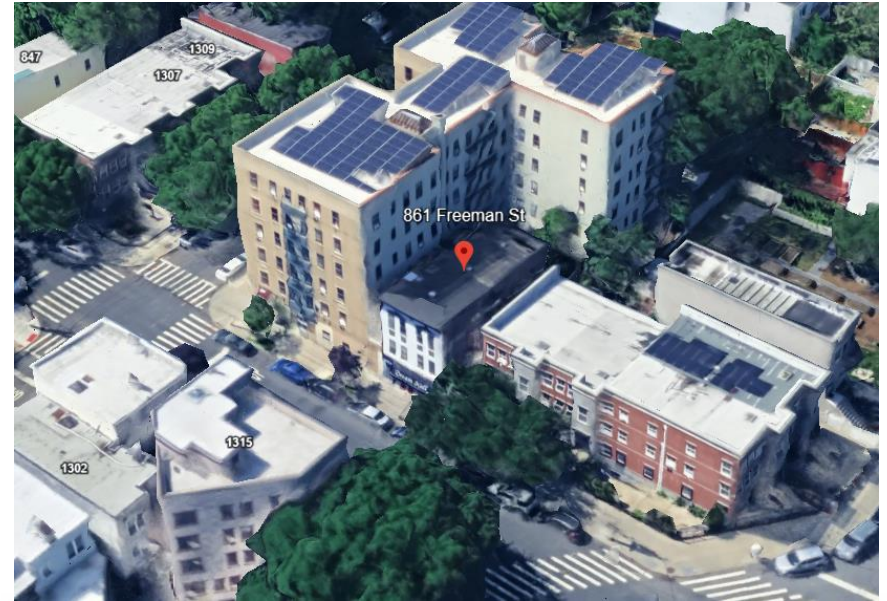
# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

Landair Property Advisors has been retained to sell 861 Freeman Street, a prime 30' x 85' development site located in the desirable Crotona Park East area of the Bronx. With a lot size measuring a total of 2,550 SF lot and zoned R7-1, the property offers developers a as-of-right buildable Sq. Ft. of 8,772. Additionally, a builder can take advantage of 12,775 BSF with UAP. Currently built as a 3-story (2) family and a store with 3,930 SF. with building dimensions of 25'x54'. The building will be delivered vacant at closing. Both Units are 6 Bedrooms, 1 Bathroom each. The apartments also have electric heat. 861 Freeman Street is located .2 Miles from the Freeman Street 2,5 Train Subway Station.

## PROPERTY HIGHLIGHTS

- 30' x 85' Lot Zoned R7-1. 8,772 BSF As-of-Right. 12,775 BSF with Universal Affordability Preference
- Located in Desirable Crotona Park East
- 3,930 Sq. Ft. (2) Family Delivered Vacant at Closing.
- 2 Blocks from the Freeman Street **2** **5** Trains Subway Station.
- Strong Residential Market with NB Rents Exceeding \$60/SF
- Low Taxes - \$2,777



## OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	2,550
Zoning District	R7-1
Residential BSF:	12,775
Price Per Buildable S.F.	\$101
Corner/Midblock:	Midblock
Street Frontage:	30.00 ft
Tenancy:	Delivered Vacant
Taxes (24/25)	\$2,777





# PROPERTY DETAILS

## PROPERTY INFORMATION

861 Freeman St	
Area	Foxhurst
Block/Lot	2972/60
Lot Dimensions	30x85
Lot Sq. Ft.	2,550

## BUILDING INFORMATION

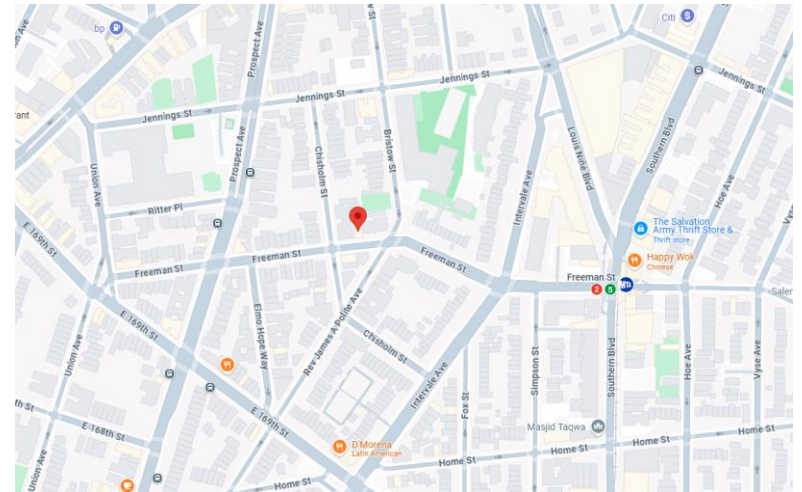
861 Freeman St	
Building Type	Residential
Building Sq. Ft.	3,930
Total Units	3

## NYC FINANCIAL INFORMATION

861 Freeman St	
Assessed Value	-
Tax Rate	-
Gross Taxes	-

## ZONING INFORMATION

861 Freeman St	
Zoning District	R7-1
Base Floor Area Ratio (FAR)	5.01
Residential Buildable Sq. Ft.	12,775
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
Inclusionary FAR	5.01
Inclusionary Buildable Sq. Ft.	12,775
Community Facility FAR	4.8
Community Facility Buildable Sq. Ft.	12,240
Industrial FAR	-
Industrial Buildable Sq. Ft.	-





# ADVISORY TEAM

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