

**FOR SALE**

# Fairfield Avenue Vacant Parcel (No Address) Bronx, NY 10463

62K Buildable Square Foot Development Site in Riverdale

**Ariela**  
GREA Partner





# Fairfield Avenue Vacant Parcel (No Address) Bronx, NY 10463

62K Buildable Square Foot Development Site in Riverdale | **FOR SALE**



- 62,628 Gross Floor Area (GFA) square foot development site in Riverdale, which includes air rights from neighboring lot (lot 24)
- Irregular lot measures 42.69 ft. by 148.31 ft. with R7A zoning, located on Fairfield Avenue just off the Henry Hudson Parkway, ensuring excellent accessibility
- Ideal for a 485-x tax abatement execution, allowing for the development of under 99 units, potentially avoiding prevailing wage requirements
- Enjoys immediate proximity to major parks, including Seton Park, Henry Hudson Park, and Bell Tower Park, enhancing quality of life for future residents
- Easy access to Riverdale's charming local amenities, including highly-rated schools, diverse dining options, and boutique shops, all contributing to a vibrant community atmosphere
- Seamless connectivity with nearby public transit options, including multiple bus lines right on Henry Hudson Parkway providing direct routes to the 1 train, offering a quick commute to Manhattan and beyond



Asking Price: \$5,000,000

Exclusively Represented By  
212.544.9500 | arielpa.nyc

Victor Sozio x12  
vsozio@arielpa.com

Jason M. Gold x22  
jgold@arielpa.com

Jake Brody x62  
jbrody@arielpa.com

Gabriel Elyaszadeh x55  
gelyaszadeh@arielpa.com

For Financing  
Information:

Matthew Swerdlow x56  
mswerdlow@arielpa.com

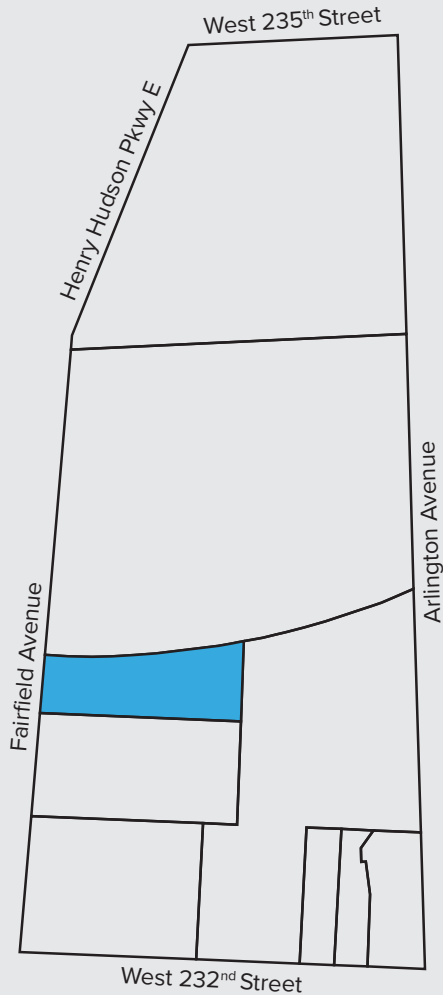
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. June 24, 2025 5:30 pm

# Fairfield Avenue Vacant Parcel (No Address) Bronx, NY 10463

62K Buildable Square Foot Development Site in Riverdale | **FOR SALE**



5789 / 22  
Block / Lot



## Property Information

Block / Lot	5789 / 22
Lot Dimensions	42.69' x 148.31' (Irregular)
Lot Sq. Ft. (Per Zoning Study)	6,973
Zoning	R7A
FAR (Standard)	4.00
FAR (UAP)	5.01
Tax Class	1B
Assessment (25/26)	\$28,266
Real Estate Taxes (25/26)	\$5,677
Above Grade GFA Total Sq. Ft.	141,451

\*All square footage/buildable area calculations are approximate

Floor	QTY	Area/ FL	Area Subtotal
Cellar	1	5,312 SF	5,312 SF
1	1	5,312 SF	5,312 SF
2	1	5,312 SF	5,312 SF
3-8	6	5,312 SF	31,872 SF
9-10	2	4,640 SF	9,280 SF
11	1	4,640 SF	4,640 SF
Bulkhead	1	900 SF	900 SF
Total GFA			62,628 SF
Total GFA Above Grade			57,316 SF
Allowable GFA Remaining			84,135 SF

Please inquire for a massing study for more details

Asking Price: \$5,000,000

Exclusively Represented By  
212.544.9500 | arielpa.nyc

Victor Sozio x12  
vsozio@arielpa.com

Jason M. Gold x22  
jgold@arielpa.com

Jake Brody x62  
jbrody@arielpa.com

Gabriel Elyaszadeh x55  
gelyaszadeh@arielpa.com

For Financing  
Information:

Matthew Swerdlow x56  
mswerdlow@arielpa.com

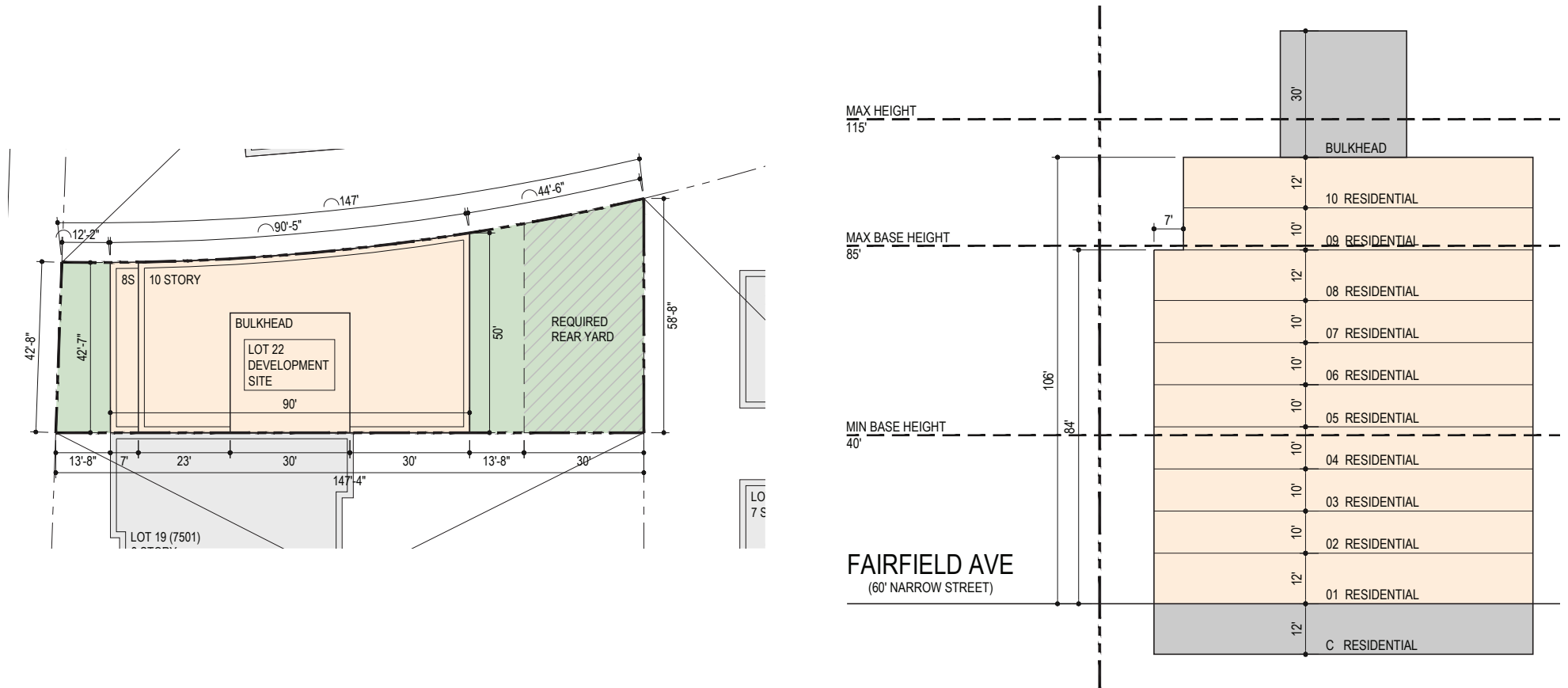


# Fairfield Avenue Vacant Parcel (No Address) Bronx, NY 10463

62K Buildable Square Foot Development Site in Riverdale | **FOR SALE**



## Scheme 1 - Base Site



Asking Price: \$5,000,000

Exclusively Represented By  
212.544.9500 | arielpa.nyc

Victor Sozio x12  
vsozio@arielpa.com

Jason M. Gold x22  
jgold@arielpa.com

Jake Brody x62  
jbrody@arielpa.com

Gabriel Elyaszadeh x55  
gelyaszadeh@arielpa.com

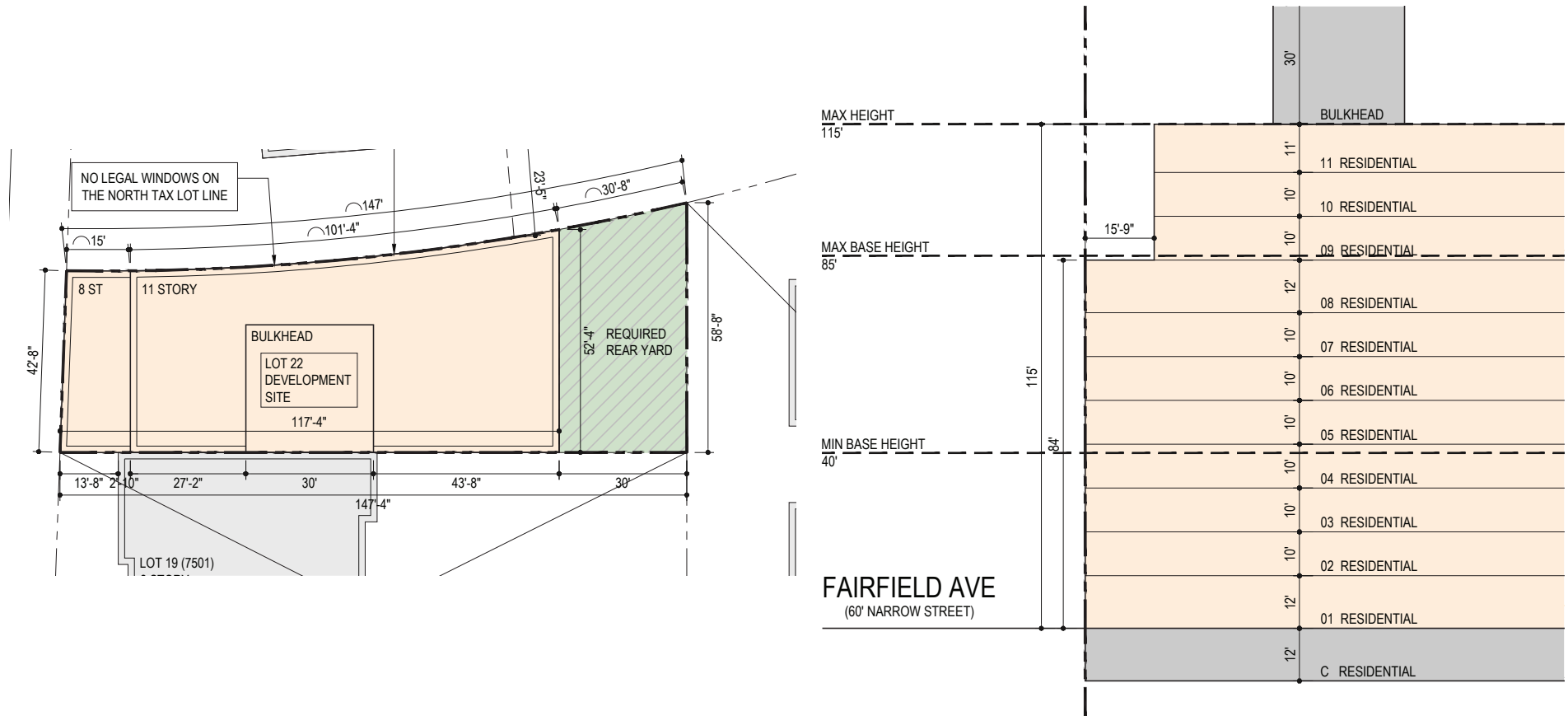
For Financing  
Information:

Matthew Swerdlow x56  
mswerdlow@arielpa.com

# Fairfield Avenue Vacant Parcel (No Address) Bronx, NY 10463

62K Buildable Square Foot Development Site in Riverdale | **FOR SALE**

## Scheme 2 - Includes Lot 24



Asking Price: \$5,000,000

Exclusively Represented By  
212.544.9500 | arielpa.nyc

Victor Sozio x12  
vsozio@arielpa.com

Jason M. Gold x22  
jgold@arielpa.com

Jake Brody x62  
jbrody@arielpa.com

Gabriel Elyaszadeh x55  
gelyaszadeh@arielpa.com

For Financing  
Information:

Matthew Swerdlow x56  
mswerdlow@arielpa.com

# Fairfield Avenue Vacant Parcel (No Address) Bronx, NY 10463

62K Buildable Square Foot Development Site in Riverdale | **FOR SALE**



*Riverdale is a peaceful, upscale neighborhood in the northwest Bronx, known for its green spaces, scenic views, and suburban feel close to Manhattan.*

## Transportation Score

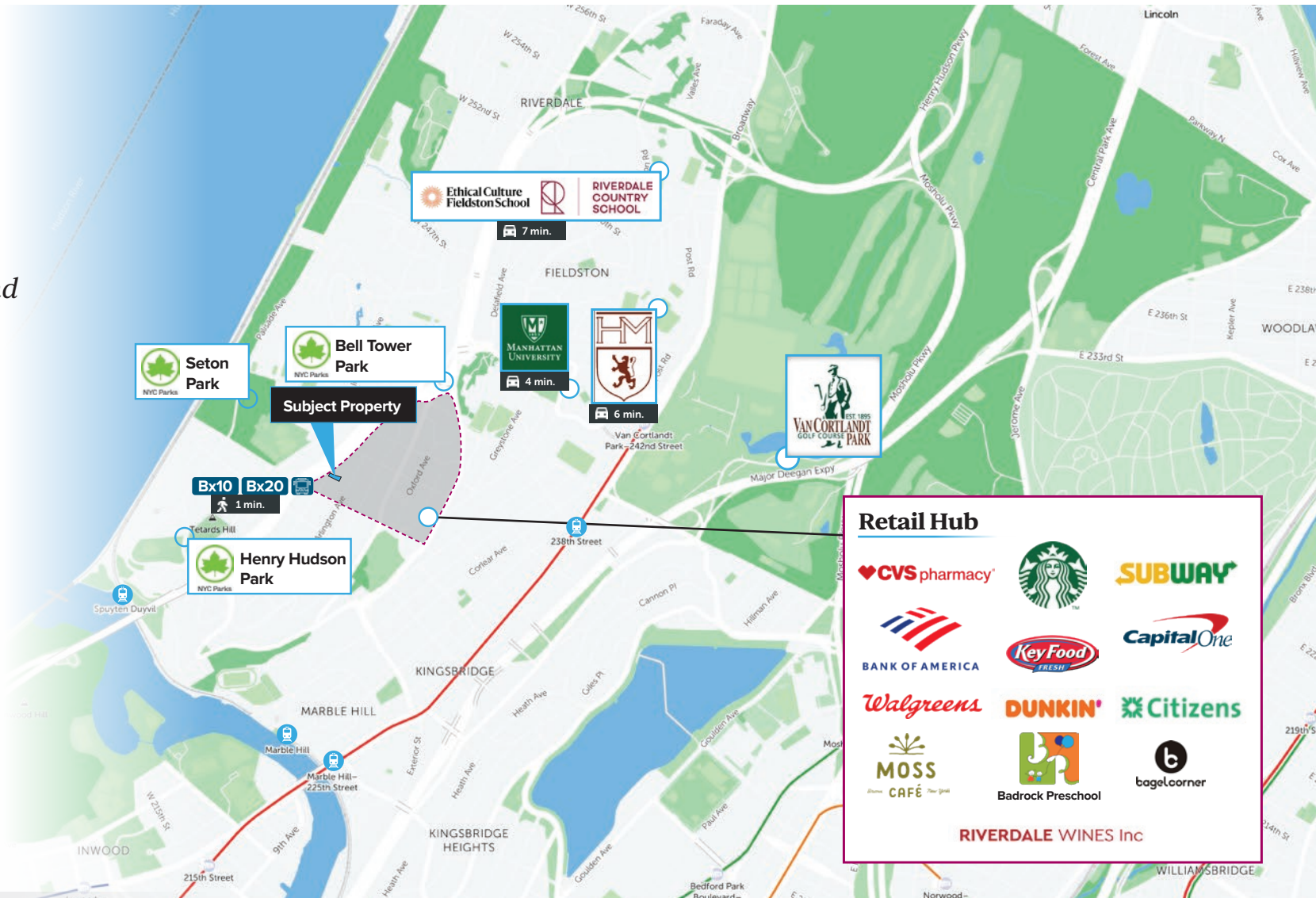


81  
Public Transportation



95  
Walker's Paradise

[Visit Walk Score Website](#) →



Exclusively Represented By  
212.544.9500 | ariela.nyc

Victor Sozio x12  
vsozio@arielpa.com

Jason M. Gold x22  
jgold@arielpa.com

Jake Brody x62  
jbrody@arielpa.com

Gabriel Elyaszadeh x55  
gelyaszadeh@arielpa.com

For Financing  
Information:

Matthew Swerdlow x56  
mswerdlow@arielpa.com