

**FOR SALE**

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

62K Buildable Square Foot Development Site in Riverdale

**Ariel**  
GREA Partner



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- 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

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For Financing  
Information:

Matthew Swerdlow x56  
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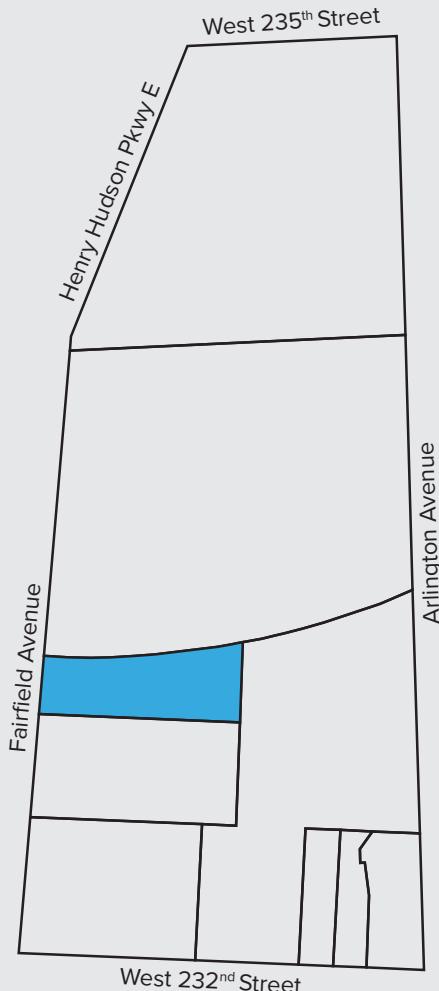
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5789 / 22

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
<b>Total GFA</b>	<b>12</b>		<b>62,628 SF</b>
<b>Total GFA Above Grade</b>	<b>11</b>		<b>57,316 SF</b>
<b>Allowable GFA Remaining</b>			<b>84,135 SF</b>

Please inquire for a massing study for more details

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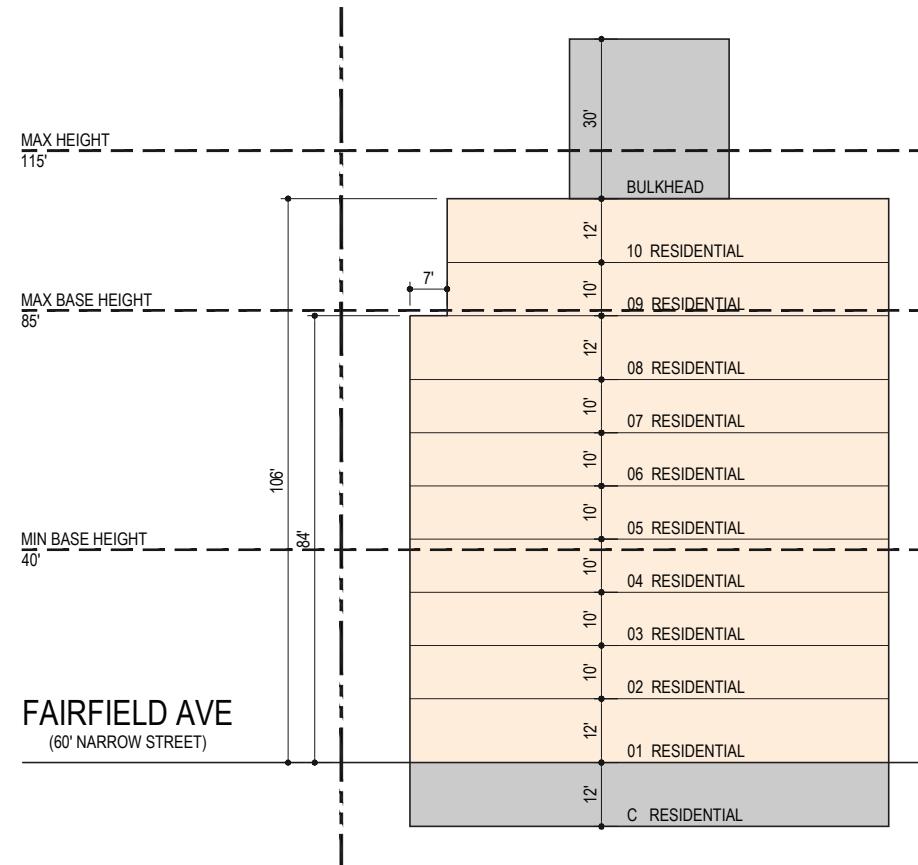
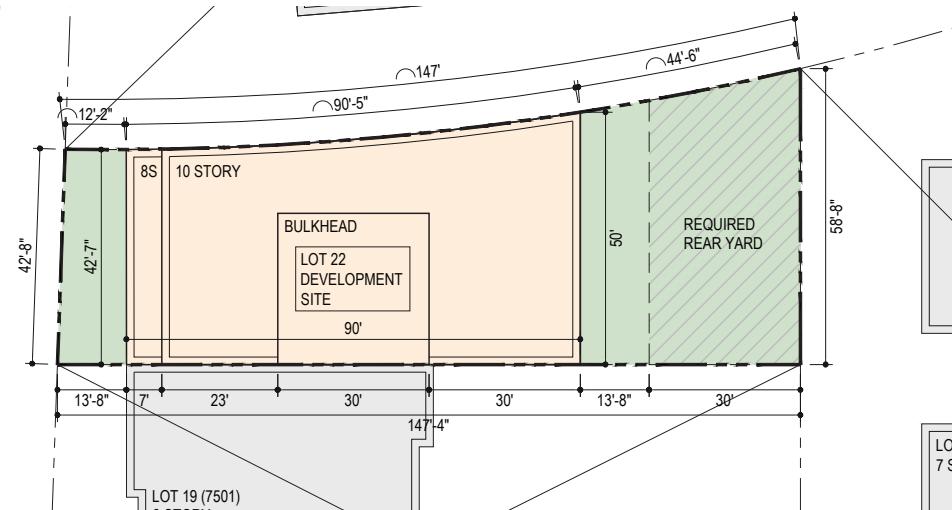
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## Scheme 1 - Base Site



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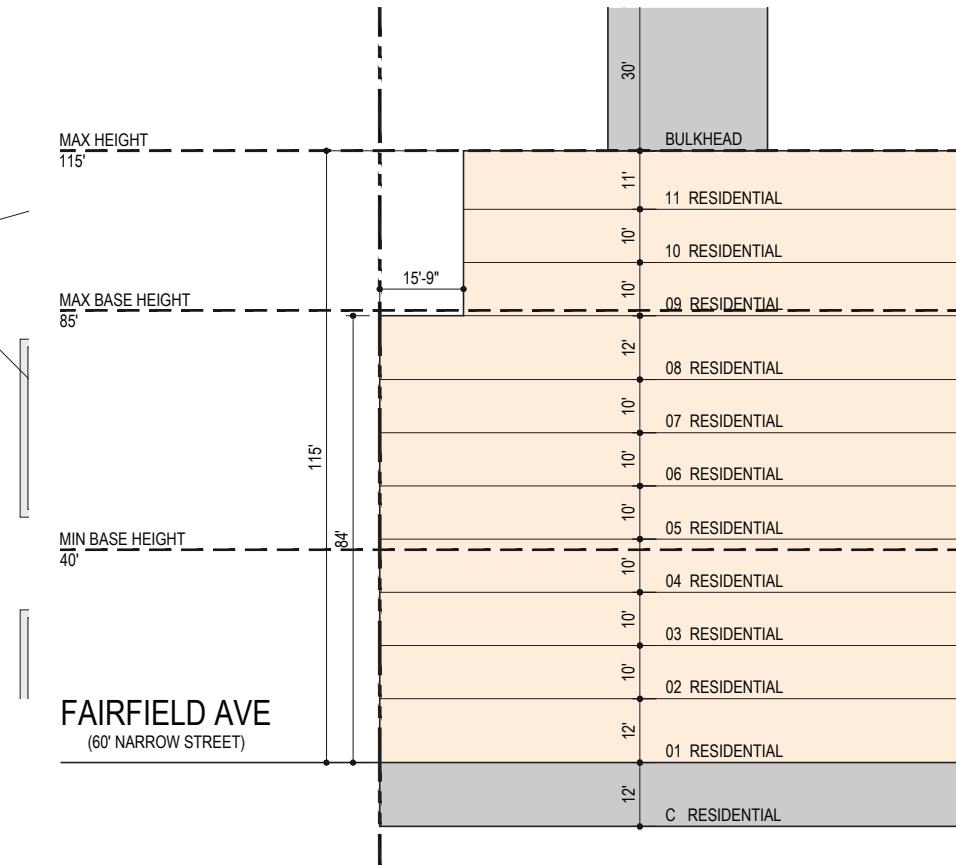
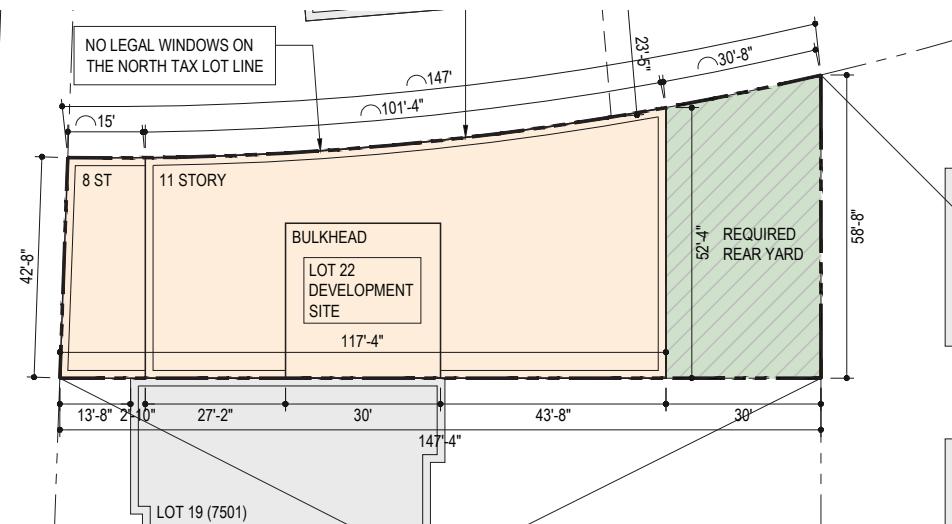
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## Scheme 2 - Includes Lot 24



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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

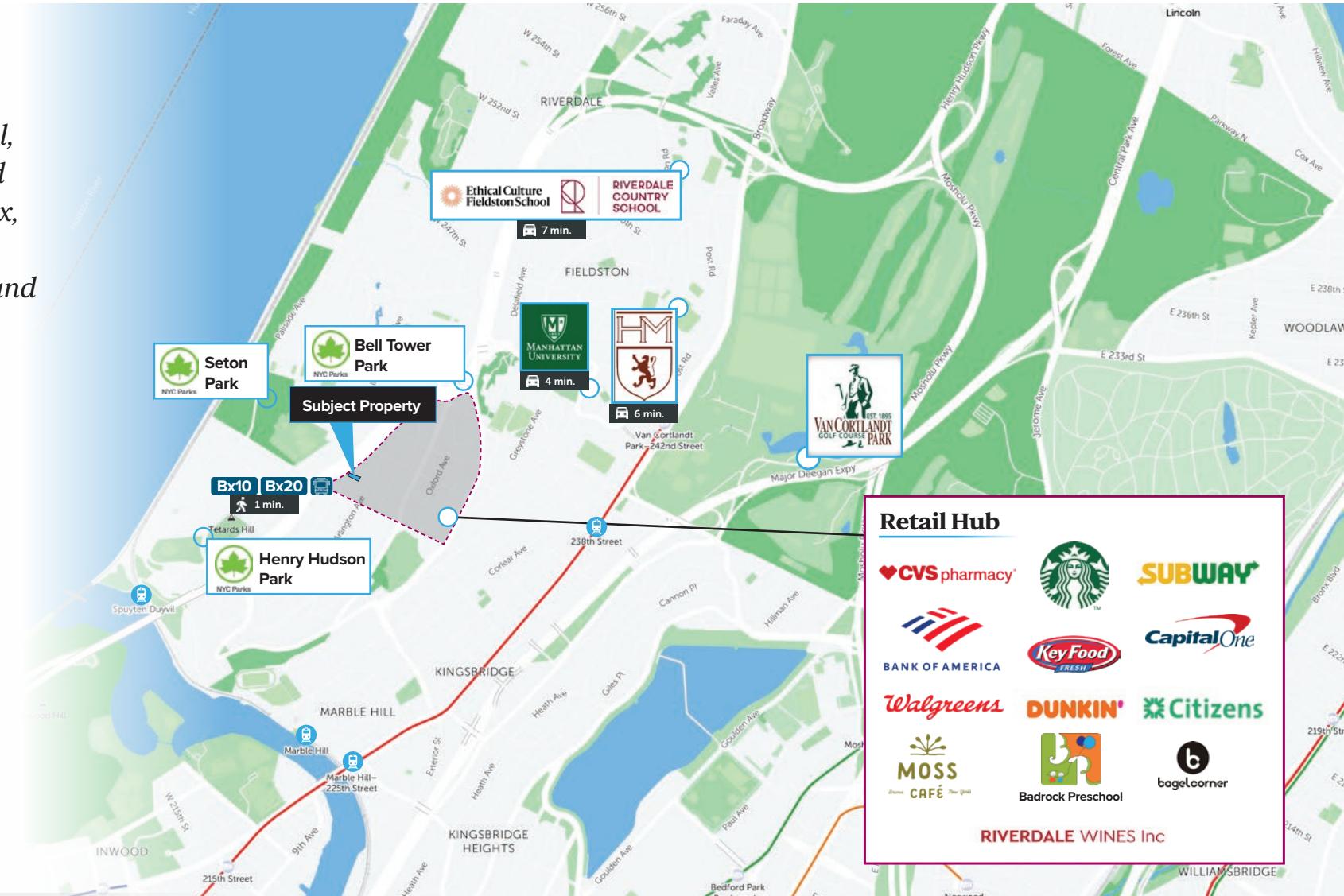
Public Transportation



95

Walker's Paradise

[Visit Walk Score Website →](#)



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